



STANFORDS

Davenport Road, Catford

Guide Price £525,000



A beautifully presented three-bedroom first-floor maisonette, offering light and spacious accommodation, a private garden, and a wonderful blend of modern style and period charm.

Benefitting from its own private entrance, complete with striking floor tiles, stairs lead to a bright and spacious landing. The generous reception room is filled with natural light and features a charming fireplace and bespoke fitted cabinetry, creating a warm and inviting space to relax.

To the rear, the kitchen/diner is flooded with natural light from dual-aspect windows and enjoys pleasant views over the garden. Fitted with sleek contemporary units, integrated appliances, and ample worktop and storage space, it offers plenty of room for dining and entertaining.

The three bedrooms comprise a spacious principal bedroom with built-in wardrobes and a charming feature fireplace, a second bedroom with a double bed and the third bedroom which is an ideal home office or nursery. A stylish family bathroom serves the property, while a useful loft provides excellent additional storage space.

Outside, the private rear garden offers a wonderfully leafy and tranquil retreat, with plenty of space for relaxing in the sun, entertaining, and keen gardeners alike.

The property is ideally positioned within easy reach of Hither Green, Ladywell, Catford, and Catford Bridge stations, all offering excellent transport links into Central London via National Rail, London Overground, and local bus routes. The local area offers a fantastic mix of independent cafés, restaurants, supermarkets, and local shops close by.

For outdoor space, residents are spoilt for choice with both Mountsfield Park and Ladywell Fields within easy reach.

- **First Floor Maisonette**
- **Three Bedrooms**
- **Private South-Facing Garden**
- **Period Features**
- **Spacious Kitchen/Diner**





GROUND FLOOR

Entrance Hall

Pendant ceiling light, column radiator, tile flooring.

FIRST FLOOR

Reception Room

14' 10" x 14' 1" (4.51m x 4.28m)

Double-glazed windows, chandelier ceiling light, fireplace, alcove cabinetry, column radiators, wood flooring.

Kitchen/Diner

16' 4" x 12' 8" (4.98m x 3.85m)

Double-glazed windows, inset ceiling spotlights, fitted kitchen units, sink with mixer tap, integrated dishwasher, washing machine, fridge/freezer, microwave, oven, gas hob and extractor hood, combi boiler, fireplace, column radiator, wood flooring.

Bedroom

14' 1" x 10' 9" (4.28m x 3.28m)

Double-glazed window, pendant ceiling light, fireplace, built-in wardrobes, column radiator, fitted carpet.

Bedroom

9' 3" x 8' 0" (2.81m x 2.43m)

Double-glazed window, pendant ceiling light, fireplace, column radiator, fitted carpet.

Bedroom

9' 2" x 6' 6" (2.79m x 1.98m)

Double-glazed window, pendant ceiling light, column radiator, fitted carpet.

Bathroom

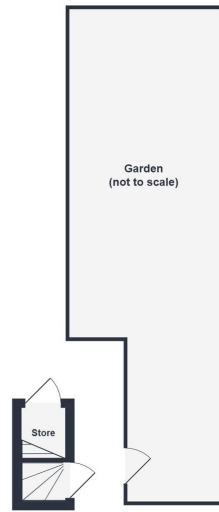
9' 3" x 5' 1" (2.81m x 1.56m)

Double-glazed window, inset ceiling spotlights, bathtub with shower and screen, washbasin, WC, heated towel rail, wood flooring.

Landing

Skylight, inset ceiling spotlights, storage cupboard, radiators, fitted carpet.

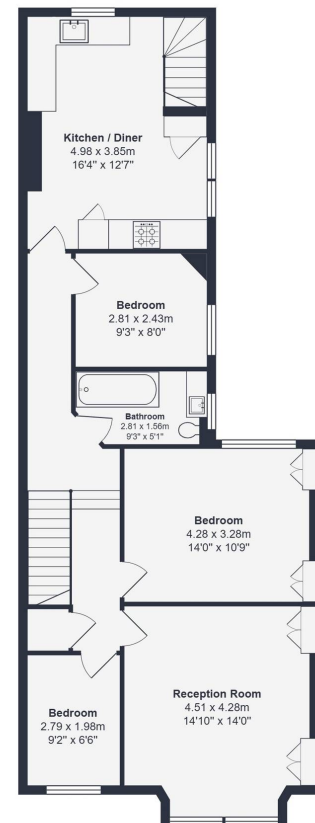




Ground Floor



Ground Floor



First Floor

Total Area: 88.7 m² ... 955 ft²

Drawn for Stanfords Sales & Lettings
This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.





Stanford Estates - Catford

Stanford Estates, 1 Catford Broadway - SE6 4SP

02086903656

catford@stanfordestates.london

stanfordestates.london/