



STANFORDS

Sangley Road, London
£425,000



A charming two-bedroom brick-fronted cottage, well presented throughout and ideally positioned for excellent transport links and a vibrant local lifestyle.

Stepping inside, the property blends character and contemporary style, with a cosy reception room featuring a charming fireplace, creating a warm and inviting living space. The kitchen is fitted with sleek contemporary units, complemented by a striking Turkish tiled splashback and a central island with breakfast bar, offering a stylish and practical space. There are two generously sized double bedrooms, both filled with natural light from dual-aspect windows, as well as a modern family bathroom and loft access for storage.

Outside, the private courtyard garden provides a peaceful leafy retreat, perfect for alfresco dining, relaxing in the warmer months, or enjoying a spot of gardening.

Ideally located within easy reach of both Catford and Hither Green stations, the property benefits from excellent transport links into Central London, as well as a variety of local bus routes. The surrounding area offers a fantastic selection of independent cafés, shops, supermarkets, and restaurants, while families are drawn to the area for its highly regarded nurseries and schools. The beautiful open spaces of Mountsfield Park are also just a short stroll away.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

- **Brick-Fronted Cottage**
- **Private Courtyard Garden**
- **Two Double Bedrooms**
- **Modern Kitchen**
- **Close to Mountsfield Park & Local Amenities**
- **Excellent Transport Links**





GROUND FLOOR

Living Room

12' 6" x 9' 11" (3.82m x 3.02m)

Double-glazed windows, ceiling light, fireplace, radiator, wood flooring.

Kitchen

10' 8" x 8' 3" (3.25m x 2.52m)

Double-glazed window, ceiling lights, fitted kitchen units and central island with solid oak worktops, sink with mixer tap and drainer, Turkish ceramic tile splashback, integrated double oven, hob and extractor hood, plumbing for washing machine, radiator, tile flooring.

Bathroom

7' 7" x 7' 0" (2.32m x 2.14m)

Double-glazed window, ceiling light, bathtub with shower, washbasin, WC, radiator, tile flooring.

FIRST FLOOR

Bedroom

12' 6" x 10' 2" (3.82m x 3.10m)

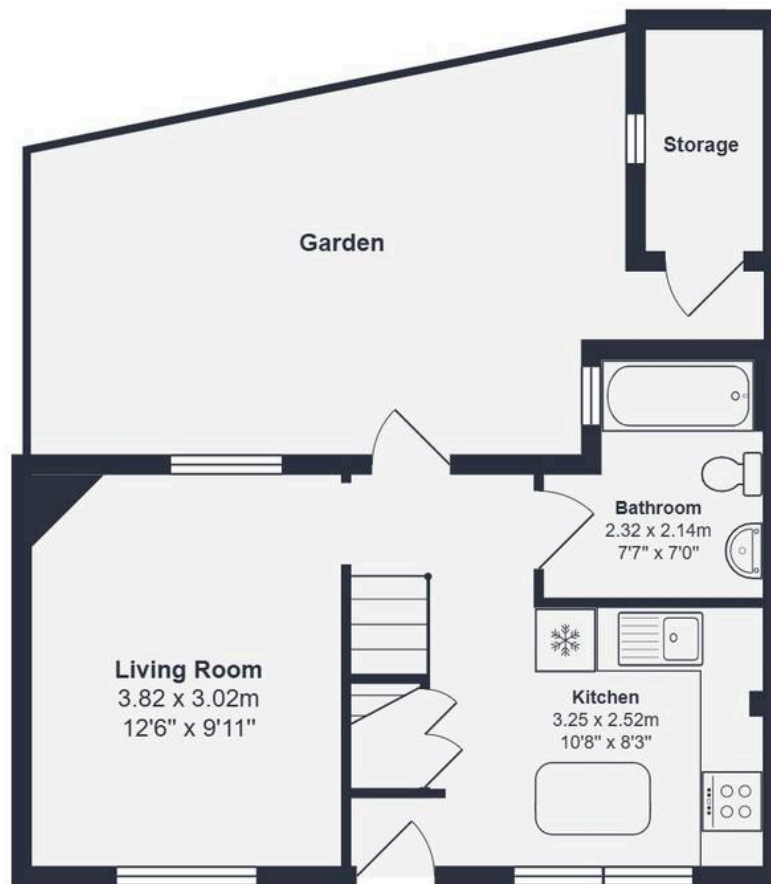
Double-glazed windows, ceiling light, radiator, wood flooring.



Bedroom

12' 6" x 10' 2" (3.82m x 3.11m)

Double-glazed windows, ceiling light, storage cupboard, radiator, loft access via loft ladder, wood flooring.



Ground Floor



First Floor

Total Area: 56.4 m² ... 607 ft² (excluding external storage)

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.



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