



STANFORDS

Wildfell Road, Catford

Guide Price £500,000



A beautifully presented two-bedroom terraced home on Wildfell Road, offering light and modern interiors throughout. Stepping inside, the property features a bright and spacious double reception room, flooded with natural light and offering plenty of space for both relaxing and dining. To the rear, the reception room flows seamlessly into the stylish kitchen, fitted with sleek contemporary units and enjoying pleasant views over the beautifully maintained south-east facing garden. This wonderful outdoor space provides the perfect setting for alfresco dining, entertaining, and relaxing in the sun.

Upstairs, there are two well-proportioned bedrooms, including a generous principal bedroom with built-in wardrobes. A modern family bathroom features both a separate bathtub and walk-in shower, while the landing benefits from two useful storage cupboards and access to the loft for additional storage.

Ideally located within easy reach of Catford, Catford Bridge, and Ladywell stations, the property benefits from excellent transport links into Central London, as well as a range of local bus routes. The surrounding area offers a vibrant selection of independent cafés, shops, supermarkets, restaurants, and local businesses. Particularly popular with families, the area is well served by highly regarded nurseries and schools, including Holbeach Primary School, while the beautiful open spaces of Ladywell Fields and Mountsfield Park are both nearby.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Two Bedroom Terraced House
- Beautifully Presented Throughout
- Bright Double Reception Room
- Contemporary Kitchen
- South-East Facing Garden





GROUND FLOOR

Reception Room

12' 6" x 11' 10" (3.82m x 3.60m)

Double-glazed bay window, fitted shutters, pendant ceiling light, fireplace with wood burning stove, alcove shelving and cabinets, radiator, wood flooring.

Dining Room

12' 8" x 11' 10" (3.87m x 3.60m)

Double-glazed window, fitted shutters, pendant ceiling light, understairs storage cupboard, radiator, wood flooring.

Kitchen

12' 6" x 6' 10" (3.82m x 2.09m)

Double-glazed window and door to garden, inset ceiling spotlights, fitted kitchen units, 1.5 bowl sink with mixer tap and drainer, integrated dishwasher, oven and gas hob, extractor hood, plumbing for washing machine, radiator, tile flooring.

FIRST FLOOR

Bedroom

11' 10" x 11' 0" (3.60m x 3.36m)

Double-glazed windows, pendant ceiling light, original fireplace, built-in wardrobes, radiator, fitted carpet.

Bedroom

11' 0" x 6' 1" (3.36m x 1.86m)

Double-glazed window, pendant ceiling light, built-in wardrobe, radiator, fitted carpet.

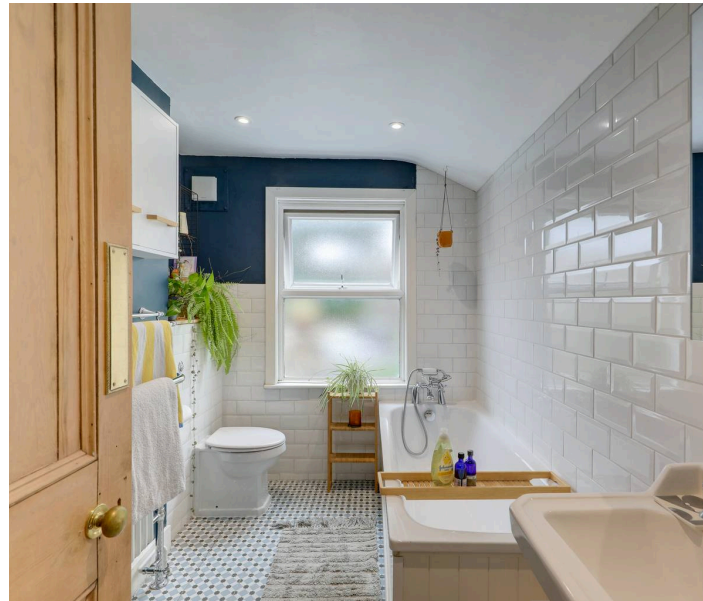
Bathroom

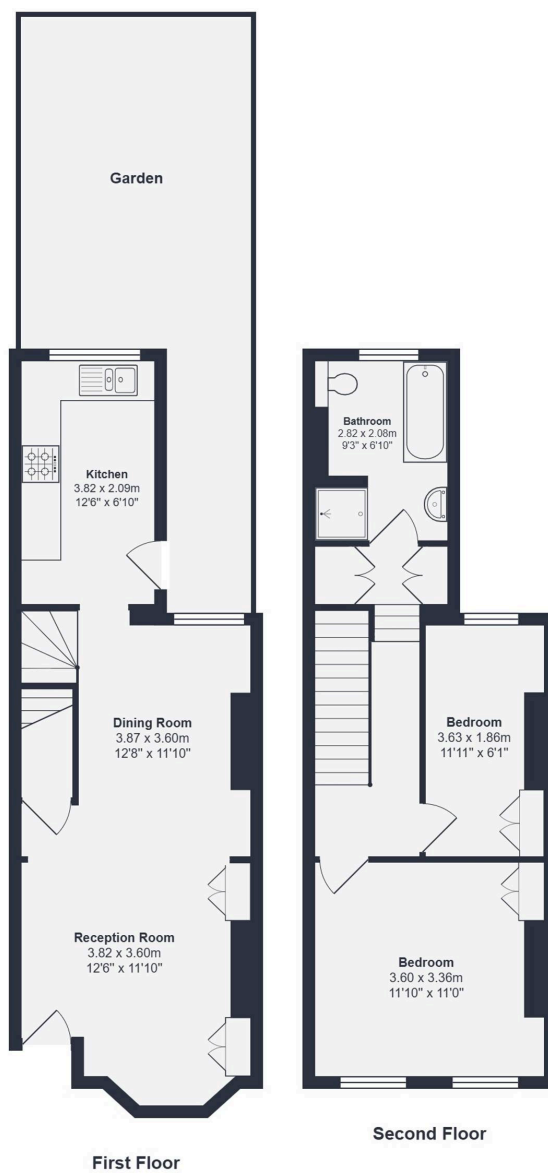
12' 6" x 6' 10" (3.82m x 2.09m)

Double-glazed window, inset ceiling spotlights, bathtub, walk-in shower, washbasin, WC, column radiator with towel rail, tile flooring.

Landing

Pendant ceiling light, storage cupboards housing combi boiler, access to loft, fitted carpet.





Total Area: 68.5 m² ... 737 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.



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