



Guide Price £495,000 Freehold
3 bedroom terraced house

Sportsbank Street
Catford

Read all about it...

Ideally positioned for excellent transport links and a thriving local community, this bright and spacious three-bedroom home is just moments from the Twin Catford Stations, offering frequent rail and bus services into Central London and beyond. The area boasts a fantastic selection of shops, supermarkets, and exciting places to eat and drink, while young families will appreciate the proximity to highly regarded nurseries and schools. Beautiful open spaces, including Mountsfield Park, Forster Park, and Ladywell Fields, are also close by, perfect for outdoor activities and leisurely strolls.

Stepping inside, the property benefits from a handy porch—perfect for storing shoes and coats—which opens into a generous entrance hall. The kitchen is spacious, providing ample counter space and room for dining. To the rear, the bright and airy reception room enjoys views over the lovingly maintained south-facing garden, creating a peaceful retreat. Upstairs, the first floor hosts three bedrooms, including two generously sized doubles, along with a family bathroom and a separate WC for added convenience.

Tenure: Freehold | **Council Tax:** Lewisham band C

THREE BED FAMILY HOME
SPACIOUS KITCHEN
MOUNTSFIELD PARK NEAR BY

SOUTH FACING GARDEN
GREAT LOCATION
0.7MI TO TWIN CATFORD STATIONS



Like what you see?

Call **020 8690 3656** or email us at catford@stanfordstates.london
to arrange a viewing or request further information



GROUND FLOOR

Entrance Hall

Pendant ceiling light, radiator, fitted carpet.

Kitchen

3.86m x 3.23m (12' 8" x 10' 7")

Double-glazed windows, tube ceiling light, fitted kitchen units, sink with mixer tap and drainers, plumbing for washing machine, gas cooker, deep built in larder/broom cupboard, tile flooring.

Reception Room

5.78m x 3.67m (19' 0" x 12' 0")

Double-glazed windows and door to garden, ceiling light, fireplace with gas flame effect fire, radiator, fitted carpet.

FIRST FLOOR

Landing

Ceiling light, storage/linen cupboard, loft access, fitted carpet.

Bedroom

3.67m x 3.30m (12' 0" x 10' 10")

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

Bedroom

3.27m x 3.23m (10' 9" x 10' 7")

Double-glazed window, ceiling light, built-in wardrobe, radiator, laminate wood flooring.

Bedroom

2.77m x 2.39m (9' 1" x 7' 10")

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

Bathroom

1.68m x 1.65m (5' 6" x 5' 5")

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

WC

1.68m x 0.70m (5' 6" x 2' 4")

Double-glazed window, ceiling light, WC, tile flooring.

LOFT

Loft

Accessed via pull down loft ladder, Worcester Bosch combi boiler.

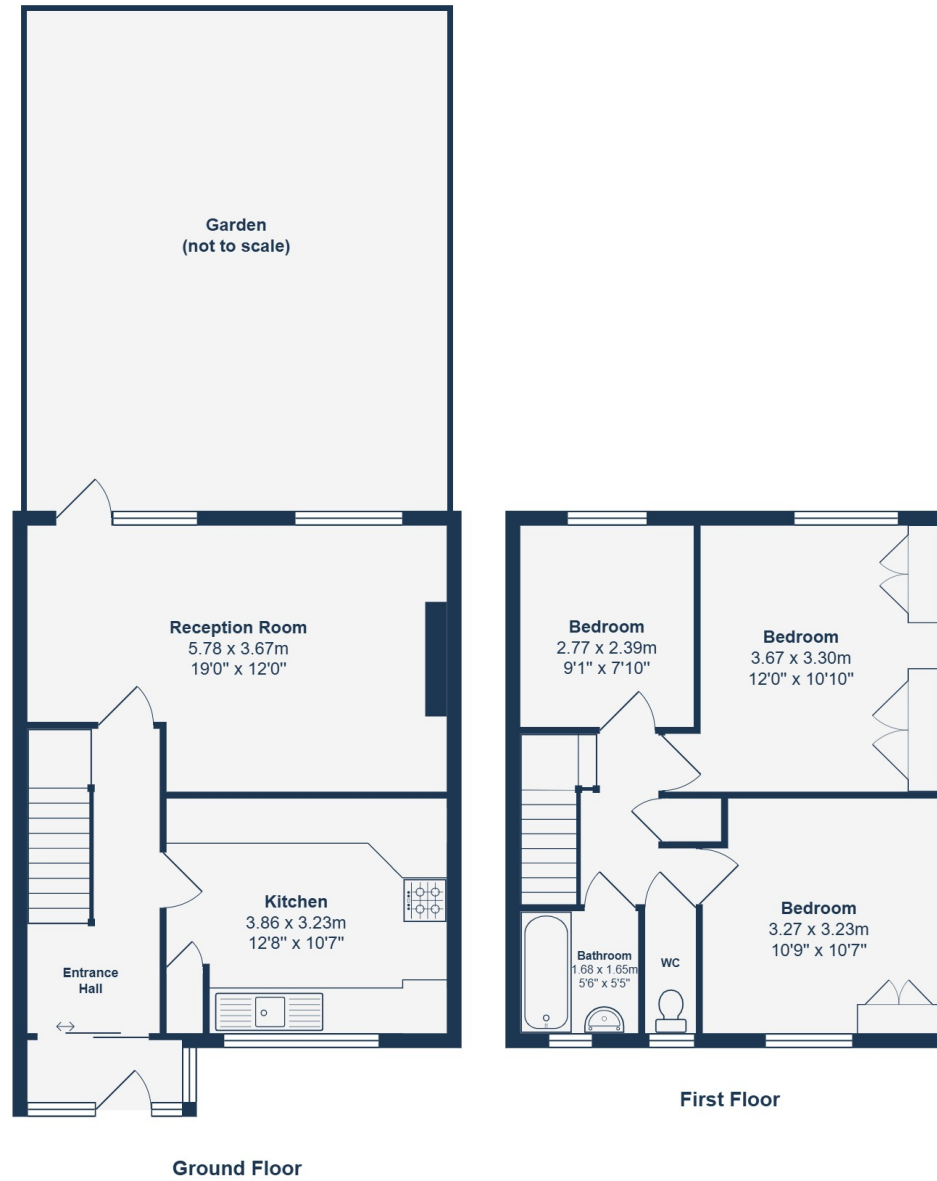
OUTSIDE

Front Garden

Paved garden, outside tap, mature shrubs and Ivy.

Rear Garden

South facing garden with paved patio leading to lawn with mature plant and shrub borders, security light, pond and storage shed to rear, secure pedestrian access to Shorndean Street.



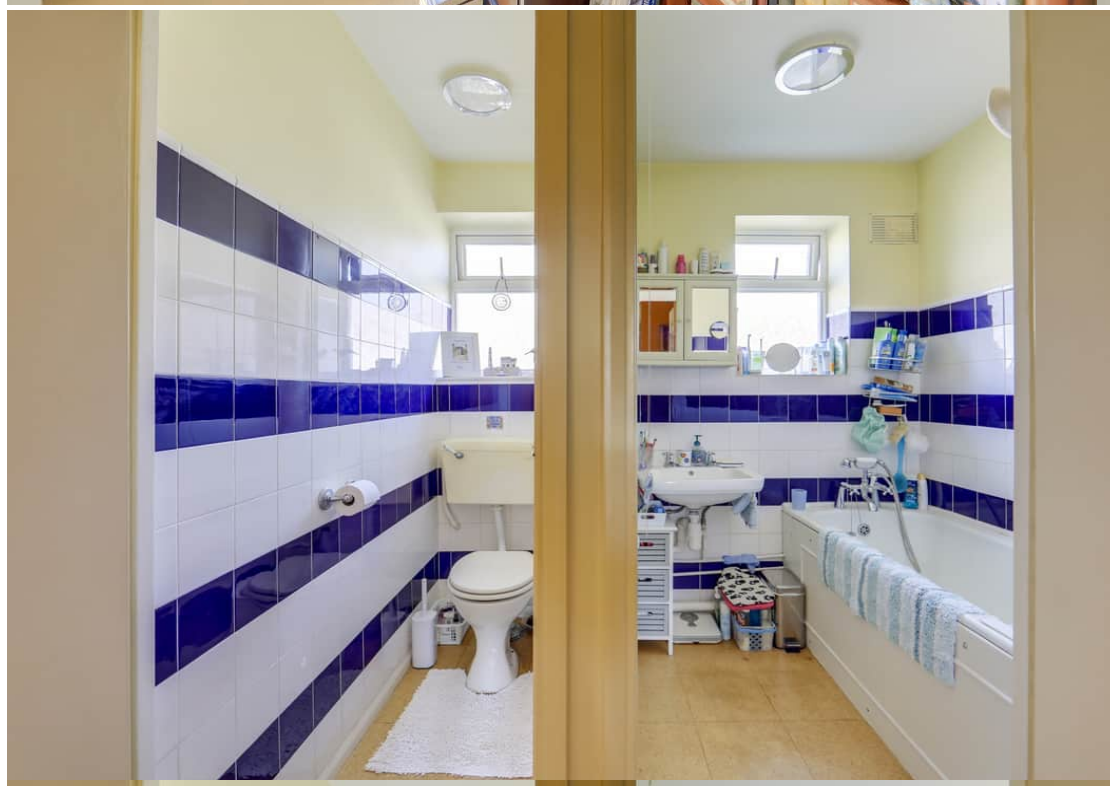
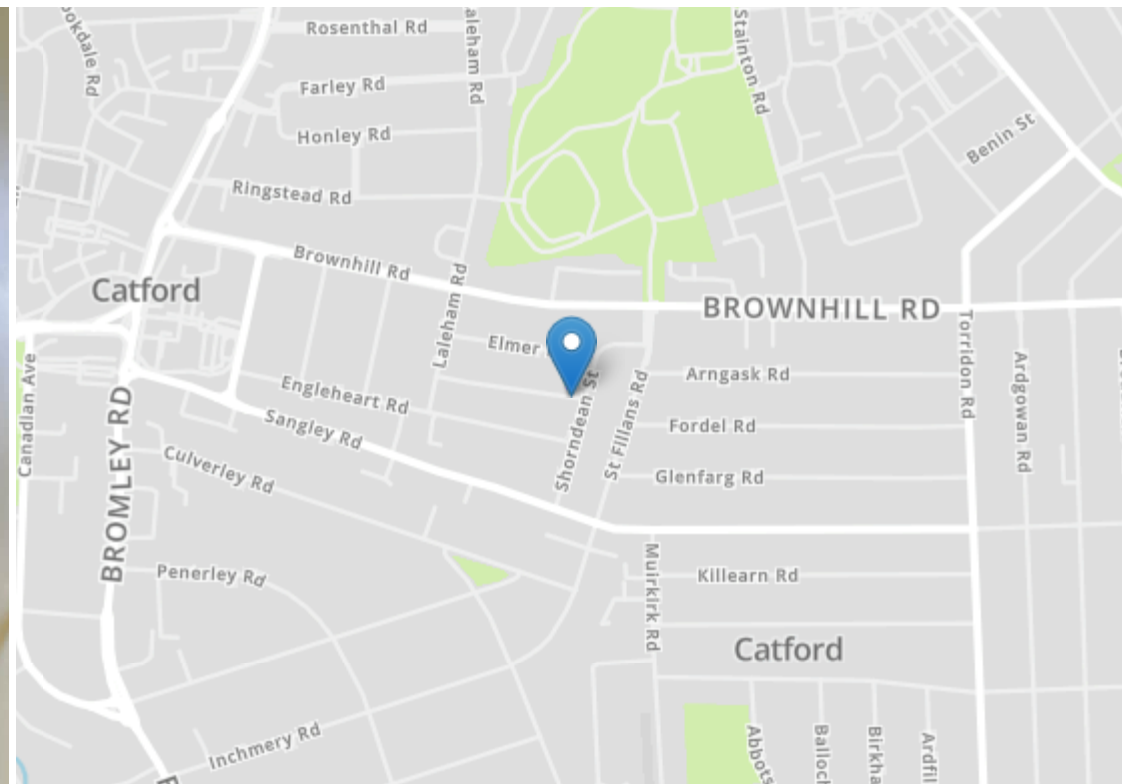
Total Area: 82.9 m² ... 893 ft² (excluding garden (not to scale))

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.





Shyanne



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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