

Stanfords
— sales & lettings —



Guide Price £550,000 Freehold
3 bedroom terraced house

Doggett Road
Catford

Read all about it...

A fantastic opportunity for a buyer looking to put their own stamp on their next home! Located on Doggett Road, just a short walk away from Catford Town Centre, this property is ideally situated for the twin Catford Stations, friendly local shops, cafes and restaurants, and good schools, including Holbeach Primary School.

The ground floor of this property features a large double reception room to the front and a spacious kitchen diner to the rear, leading out to a good-sized garden. Upstairs there are three double bedrooms, a family bathroom and access to the loft for storage - with the potential to extend STPP.

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

GROUND FLOOR

Entrance Hall

Lounge

12' 10" x 11' 11" (3.91m x 3.63m)

Double-glazed bay windows, ceiling light, radiator, laminate flooring.

Dining Room

11' 0" x 9' 11" (3.35m x 3.02m)

Double-glazed door to garden, ceiling light, radiator, laminate flooring.

Kitchen/Dining Room

19' 4" x 10' 7" (5.89m x 3.23m)

Double-glazed windows and door to garden, ceiling lights, fitted kitchen units, sink with mixer tap and drainer, plumbing for washing machine, integrated oven, gas hob and extractor hood, combi boiler, vinyl flooring.

FIRST FLOOR

Landing

Bedroom

15' 3" x 12' 10" (4.65m x 3.91m)

Double-glazed windows, pendant ceiling light, radiator, laminate flooring.

Bedroom

10' 9" x 9' 9" (3.28m x 2.97m)

Double-glazed window, pendant ceiling light, radiator, laminate flooring.

Bathroom

6' 0" x 5' 2" (1.83m x 1.57m)

Double-glazed window, ceiling light, bathtub with shower attachment, pedestal washbasin, WC, vinyl flooring.

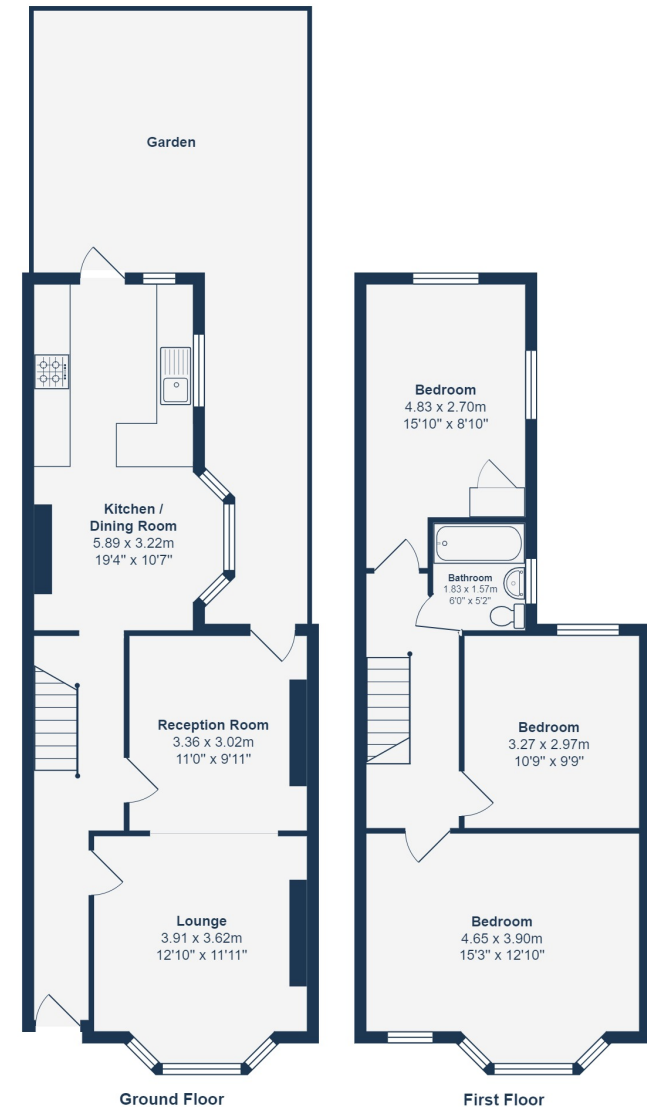
Bedroom

15' 10" x 8' 10" (4.83m x 2.69m)

Double-glazed windows, pendant ceiling light, radiator, laminate flooring.

OUTSIDE

Garden



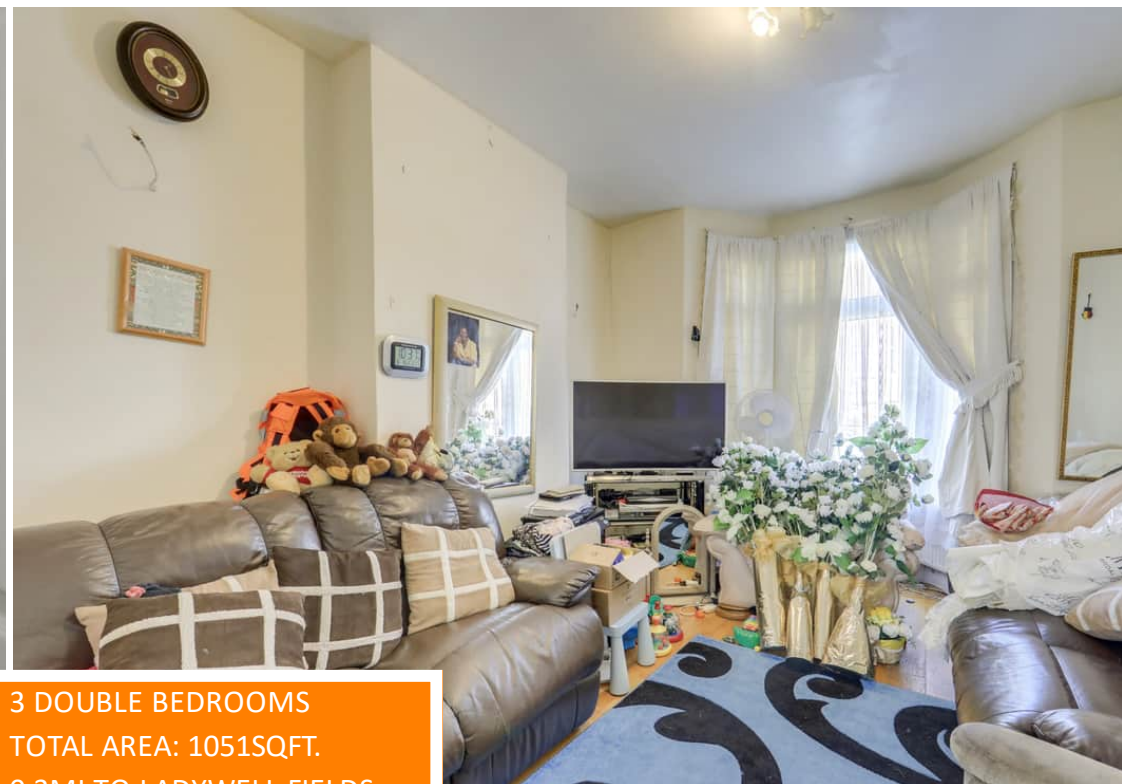
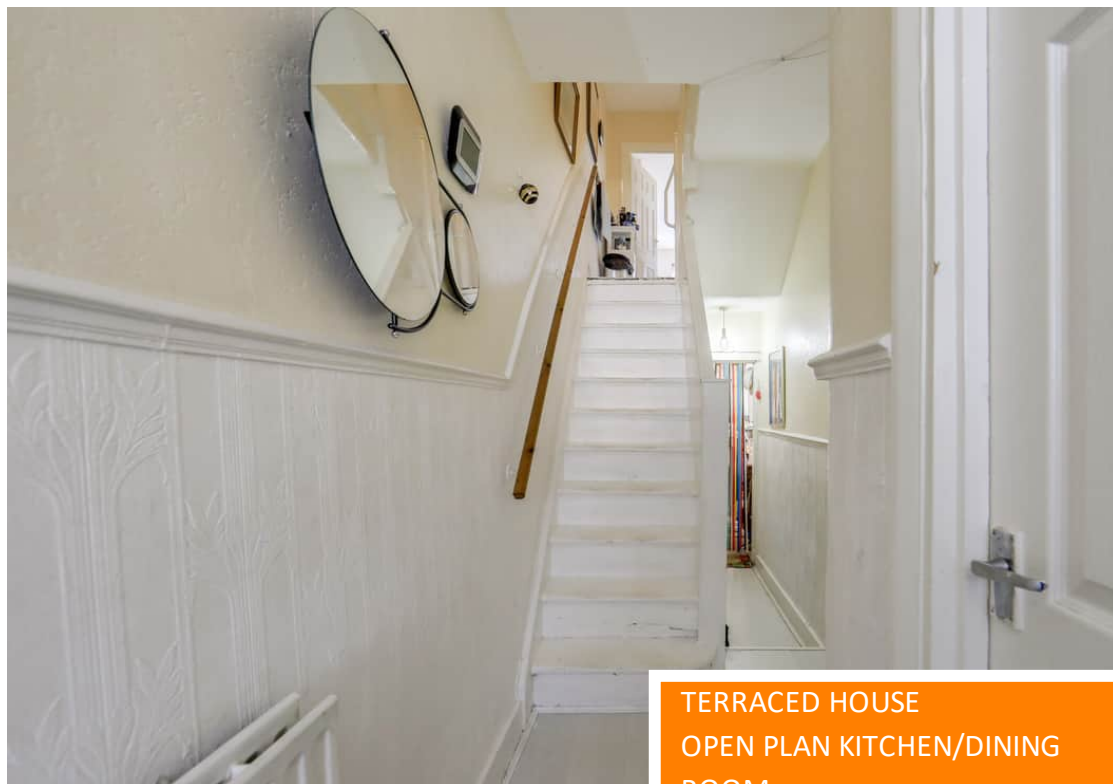
Total Area: 97.6 m² ... 1051 ft² (excluding garden)

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.

Like what you see?

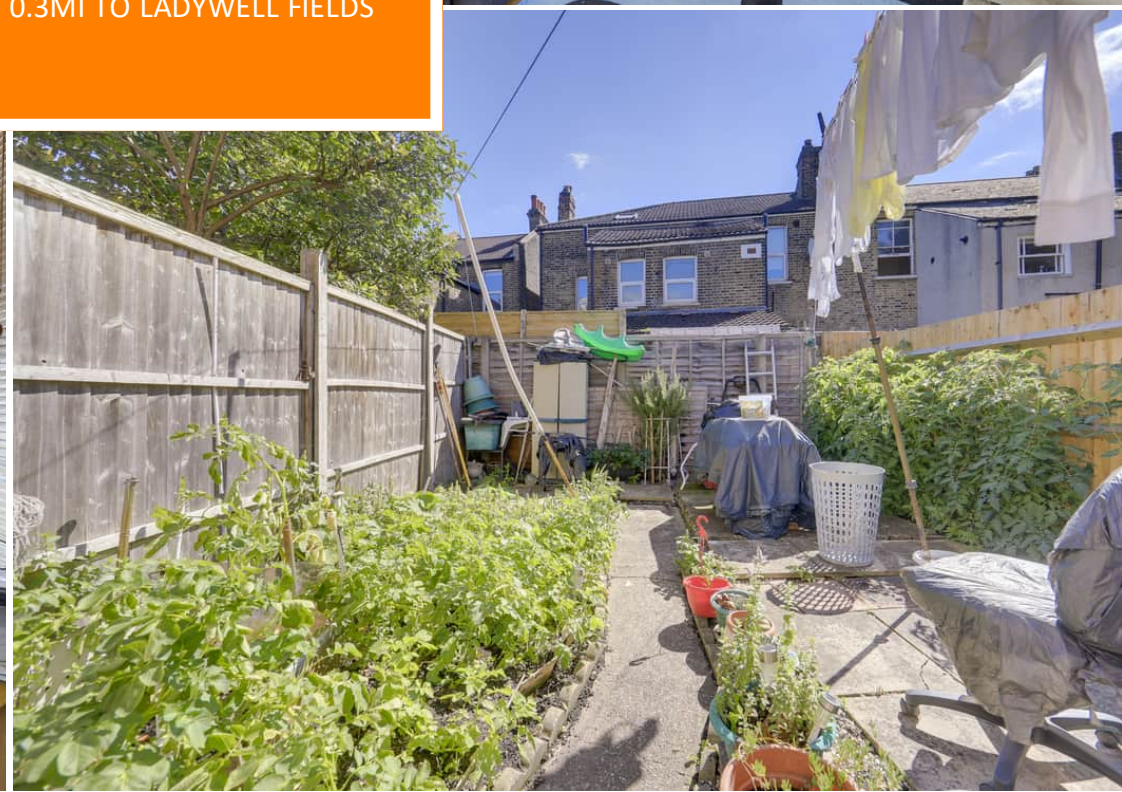
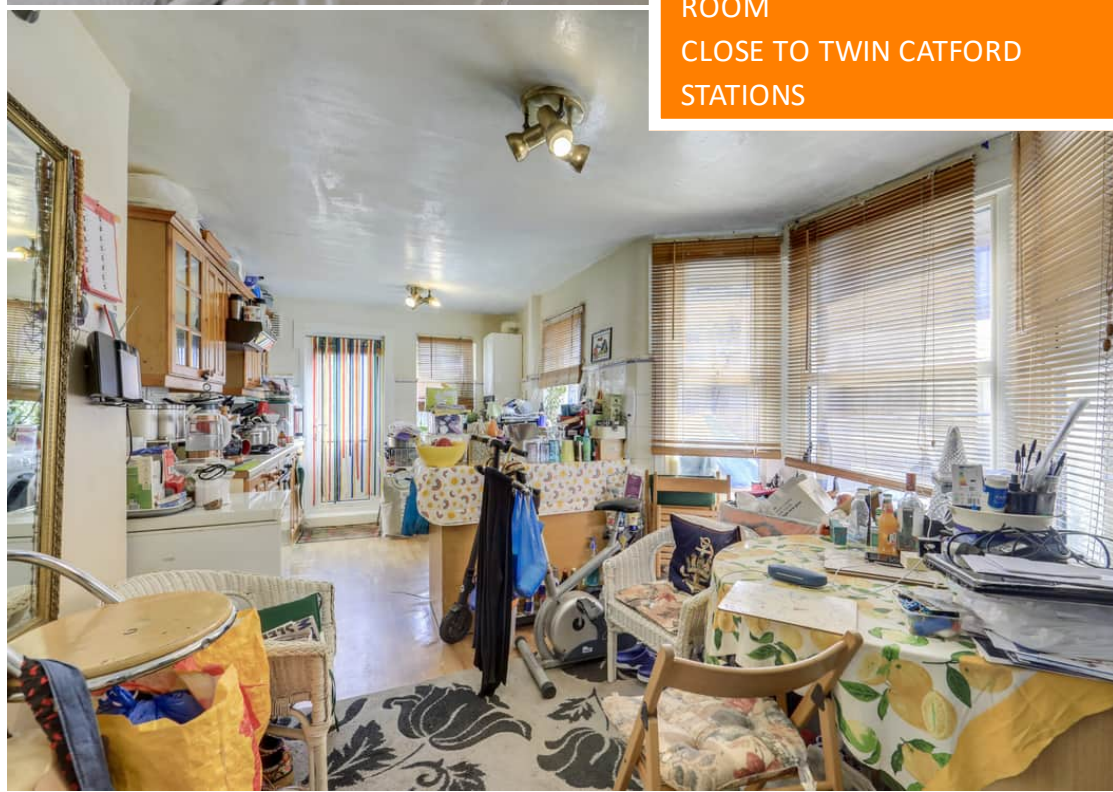
Call 020 8690 3656 or email us at catford@stanfordstates.london
to arrange a viewing or request further information

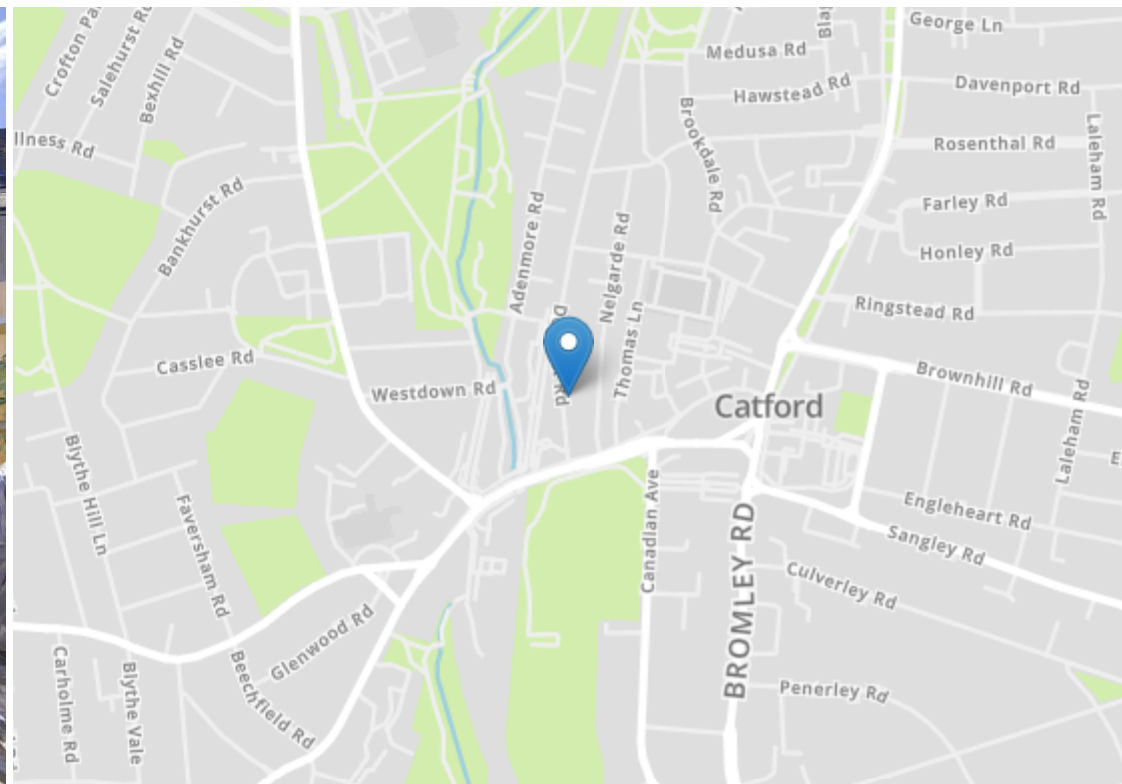
www.stanfordstates.london



TERRACED HOUSE
OPEN PLAN KITCHEN/DINING
ROOM
CLOSE TO TWIN CATFORD
STATIONS

3 DOUBLE BEDROOMS
TOTAL AREA: 1051SQFT.
0.3MI TO LADYWELL FIELDS





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Robert Stanford Estates property particulars are produced in accordance with the Consumer Rights Act (2015) and should not be construed as a contract or offer. The contents of these property particulars are to provide a general illustration only and are inconsequential to any decisions to purchase a property. A potential buyer accepts that all representations made by these particulars are made in good faith on behalf of the seller and require verification by a buyers' legal and professional representatives prior to an exchange of contracts. We offer no guarantees for any structural component, service or appliance and while we make every effort to take accurate measurements and distances, they are illustrative only. Any reliance you place on information within these particulars is therefore strictly at your own risk.