

Stanfords
— sales & lettings —



Guide Price £725,000
3 bedroom terraced house

Davenport Road
Catford

Read all about it...

This well presented, spacious three bedroom Victorian terraced house is located on Davenport Road, on the borders of Hither Green and Catford. The property spans over 1270sqft internally and has been beautifully maintained throughout while still retaining some period features.

The ground floor comprises a welcoming entrance hall with understairs storage and, to the front of the property, a lounge with large bay windows offering lots of natural light. To the rear is a generous 21' contemporary kitchen and dining room with high-end appliances and plenty of storage, plus a separate reception room with French doors. Both rooms open out to a well-maintained garden. There is also the added benefit of a downstairs WC.

The first floor consists of a spacious, 16' wide bedroom with built-in wardrobes, plus a further two generously sized double bedrooms. The recently fitted family bathroom is finished to a high standard, including a walk-in shower, bath, double sink and underfloor heating.

Ideally located just 0.5 miles from Hither Green Station and 0.8 miles from the Twin Catford Stations, offering a wide range of commuter services directly into Central London. The house is just a stone's throw away from the ever popular Mountsfield Park that includes tennis courts, a play area and a café. The property also benefits from being close to a variety of local amenities.

GROUND FLOOR

Entrance Hall

Pendant ceiling light, understairs storage cupboard, fitted carpet.

Lounge

4.08m x 3.84m (13' 5" x 12' 7")

Chandelier, double-glazed bay window, cast iron fireplace, radiators, fitted carpet.

Reception Room

3.47m x 3.30m (11' 5" x 10' 10")

Chandelier, French doors to the garden, fireplace, radiator, fitted carpet.

WC

1.53m x 0.87m (5' 0" x 2' 10")

Pendant ceiling light, frosted window, sink, radiator, WC, fitted carpet.

Kitchen/Dining Room

6.41m x 3.16m (21' 0" x 10' 4")

Spotlights, double-glazed windows, French doors to the garden, solid laminate worktops and sink, double oven, 5 ring gas hob with overhead fan extractor, radiator, wood effect flooring.

FIRST FLOOR

Landing

Pendant ceiling light, fitted carpet.

Bedroom

4.97m x 3.57m (16' 4" x 11' 9")

Chandelier, double-glazed windows, built-in wardrobe, radiators, fitted carpet.

Bedroom

3.47m x 3.28m (11' 5" x 10' 9")

Chandelier, double-glazed window, fireplace, radiator, fitted carpet.

Bathroom

3.46m x 2.10m (11' 4" x 6' 11")

Spotlights, double-glazed frosted window, walk-in shower with rainfall showerhead, bathtub, double vanity sink unit, heated towel rail, underfloor heating, WC, tiled flooring.

Bedroom

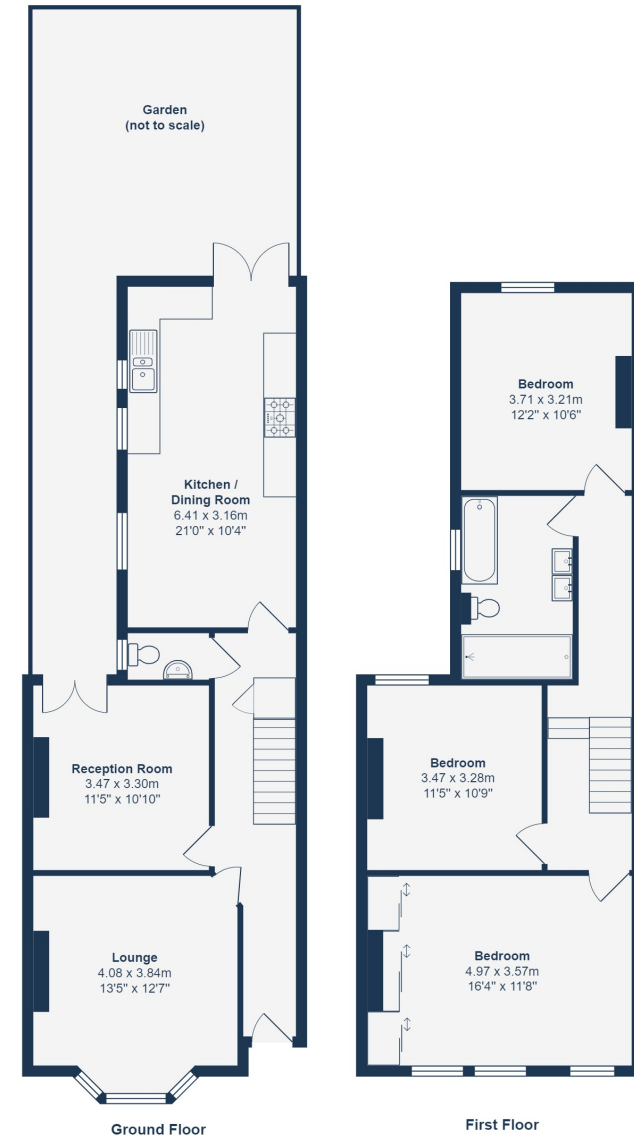
3.71m x 3.21m (12' 2" x 10' 6")

Pendant ceiling light, double-glazed window, radiator, wooden flooring.

OUTSIDE

Garden

Low maintenance artificial grass, flowerbeds and patioed area.



Total Area: 118.5 m² ... 1275 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.

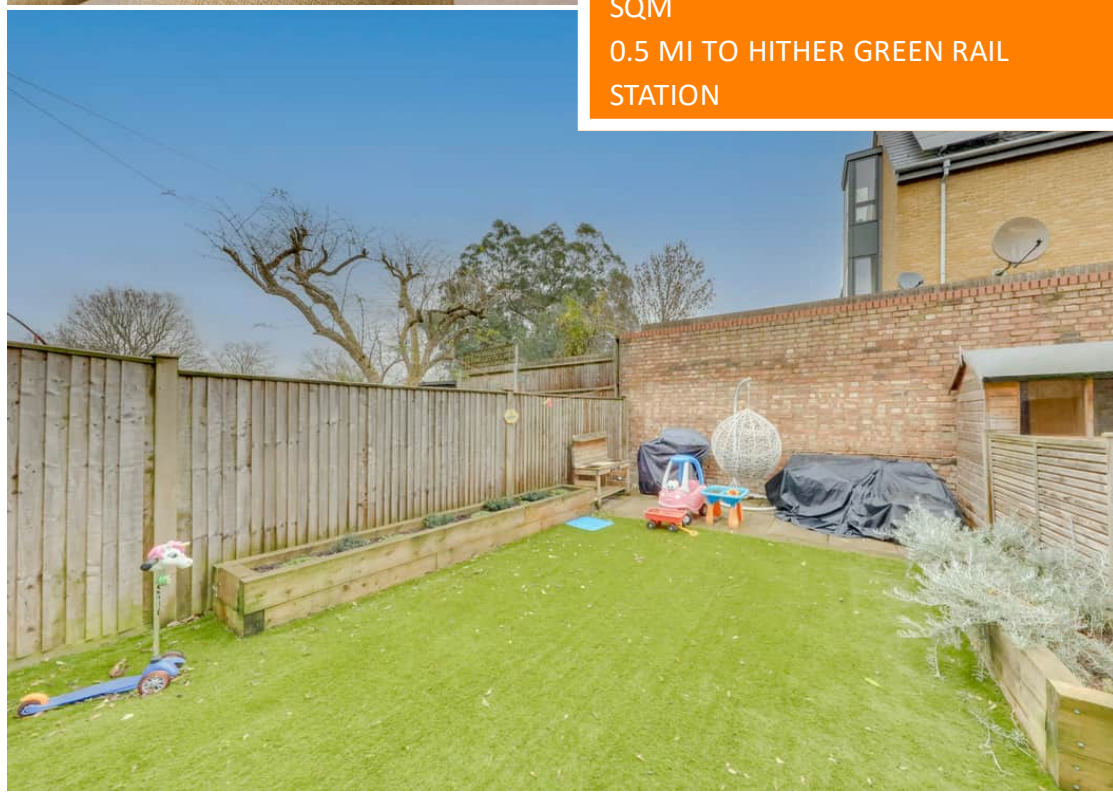
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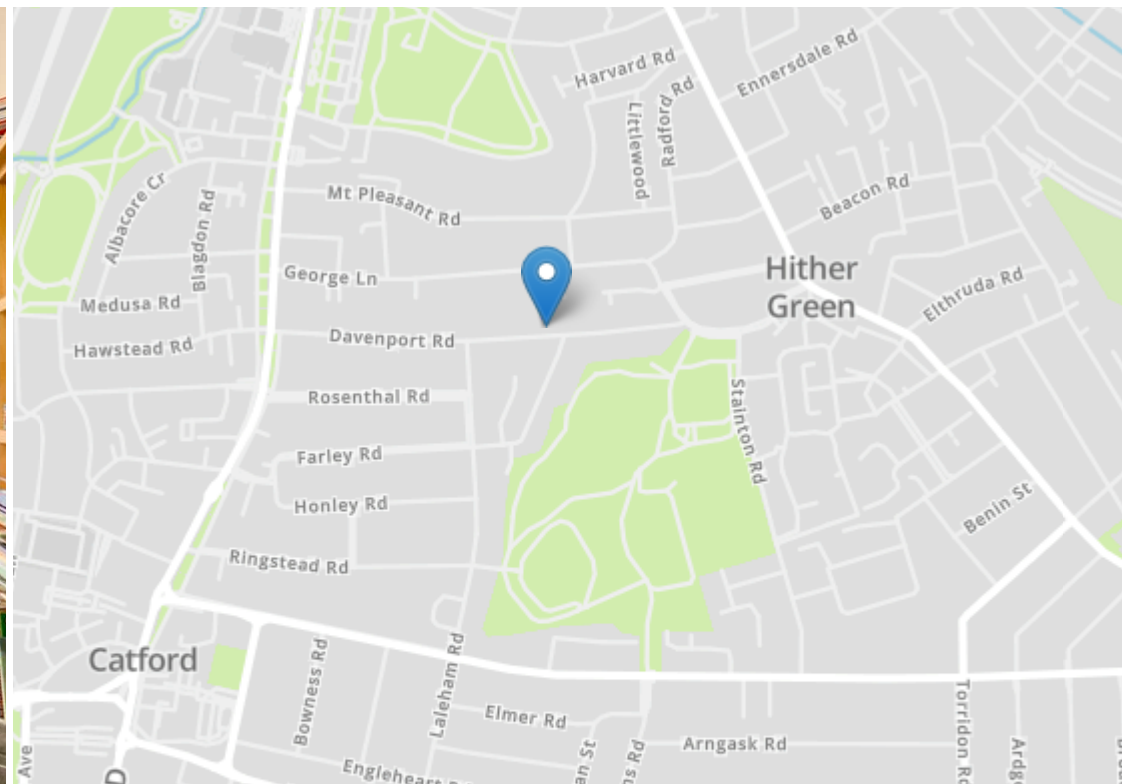
Call 020 8690 3656 or email us at catford@stanfordstates.london
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TERRACED FAMILY HOME
TOTAL AREA - 1,275SQFT / 118.5
SQM
0.5 MI TO HITHER GREEN RAIL
STATION
3 DOUBLE BEDROOMS
MOUNTSFIELD PARK NEAR BY
0.8MI TO TWIN CATFORD STATIONS





| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 87 |
| (69-80) | C | 71 | |
| (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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