



**Guide Price £480,000**  
2 bedroom end of terrace house

Barmeston Road  
Catford

# Read all about it...

A great opportunity to purchase a 2-bed end-of-terrace period house in the heart of Catford, South East London. This fabulous property on Barmeston Road is an ideal home for first-time buyers looking to take their first step onto the property ladder.

Greeted upon entry by the spacious 23" open-plan living room, the house has been modernised throughout whilst retaining a cosy period feel with modern additions such as the wood burning stove. Towards the back of the property is a modern fitted kitchen with access to the low-maintenance garden. Upstairs consists of a large master bedroom to the front, a further second bedroom and a family bathroom with a 3-piece suite. The property also benefits from a handy storage cupboard under the stairs, with further storage space to be found in the loft, which also has scope to extend STPP.

Barmeston Road is ideally located for access to multiple stations and bus routes. Bellingham Station is just 0.5 miles away and ever so slightly further afield are the Twin Catford Stations at 0.9 miles. Catford itself is a fabulous part of the borough with a lovely community and regular events including annual film festivals, arts trails and monthly food markets. Local amenities include shops, bars and pubs as well as the Catford Mews independent cinema. There's plenty of green spaces too including the Water linkway, Ladywell Fields and Mountsfield Park.

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

## GROUND FLOOR

### Reception Room

23' 0" x 12' 0" (7.01m x 3.66m)

Ceiling rose, pendant light, front-facing double-glazed bay windows, shutters, log burner, radiator, alcove shelving, engineered wood flooring

### Kitchen

10' 2" x 7' 5" (3.10m x 2.26m)

Spotlights, rear facing double glazed window, matching wall and base units, quartz worktop, ceramic sink with drainer and single mixer tap, integrated oven and gas hob, extractor hood, integrated fridge/freezer, engineered wood flooring, door to garden

## FIRST FLOOR

### Landing

Pendant light, fitted carpet

### Bathroom

7' 5" x 7' 0" (2.26m x 2.13m)

Ceiling light, rear facing double glazed window, wash basin with vanity unit, heated towel rail, panel enclosed bath/shower, W/C, tile flooring

### Bedroom

11' 8" x 6' 5" (3.56m x 1.96m)

Pendant light, rear facing double glazed window, shutter, radiator, fitted carpet

### Bedroom

12' 0" x 10' 11" (3.66m x 3.33m)

Pendant light, front facing double glazed window, shutters, radiator, fitted carpet

## OUTSIDE

### Garden

Paved area, side access



Ground Floor

First Floor

Total Area: 61.4 m<sup>2</sup> ... 661 ft<sup>2</sup> (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.

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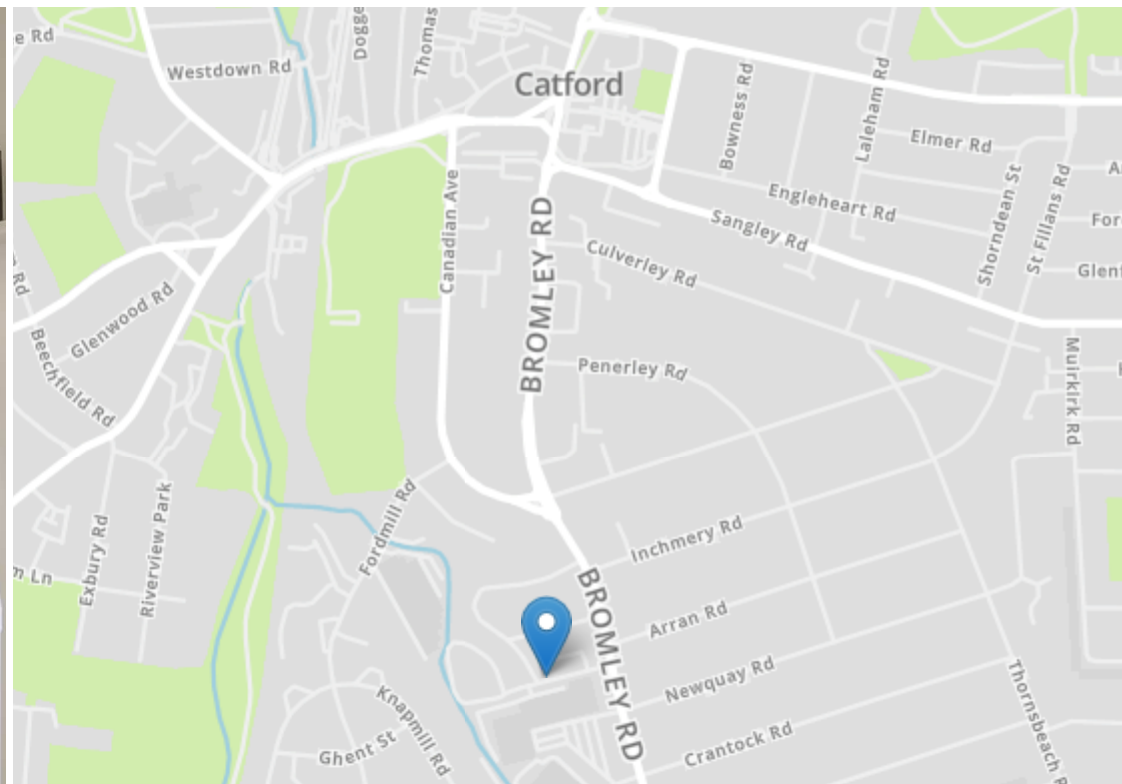
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CHAIN FREE!  
TWO BEDROOMS  
0.5 MI TO BELLINGHAM  
STATION

TERRACED HOUSE  
TOTAL AREA - 661SQFT.  
0.9 MI TO CATFORD STATION





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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