

Stanfords

— sales & lettings —



Guide Price £700,000

3 bedroom semi-detached house

Newquay Road
Catford

Read all about it...

Located in the fabulous tree-lined Culverley Conservation Area, on Newquay Road is this semi-detached 1930's property which has been lovingly renovated by its current owners and is perfect for a growing family.

Bright and spacious throughout, this home boasts a 15' 8" living room with large bay windows to the front of the property and to the rear is a generous open plan kitchen/dining room with contemporary Shaker style units, leading out to a large well-maintained garden - perfect for entertaining or simply enjoying the sun. There's also a downstairs WC tucked under the stairs along with some handy storage cupboards. The first floor consists of a three very generous double bedrooms including one with a balcony overlooking the garden, and a four-piece, family bathroom with separate walk-in shower and bath. The property also benefits from an attached garage and off-street parking.

Newquay Road is spoilt for choice for public transport with both Bellingham Station and the Twin Catford Stations under a mile away with direct trains to London Bridge, Charing Cross and Farringdon. There's also plenty of bus routes from Bromley Road allowing for easy access to Lewisham for the DLR. Catford has a thriving town center featuring a selection of shops, cafes and an independent cinema. There's also the popular monthly food market and annual arts trail. Catford also has an increasing range of nightlife options, including some eclectic pubs, a summer roof top bar, restaurants and the beautiful, recently refurbished, Art Deco Catford Broadway Theatre. The Green Flag awarded Mountsfield Park is also in close proximity.

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

SEMI - DETACHED HOUSE
OFF - STREET PARKING
0.6MI TO BELLINGHAM STATION

3 BEDROOMS
TOTAL AREA: 1,442SQFT.
0.9MI 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 light, radiator, storage cupboard under stairs, wood floorboards,

Living Room

15' 8" x 13' 3" (4.78m x 4.04m)

Pendant light, front-facing double glazed bay windows, shutters, radiator, fireplace, alcove shelving, wood floorboards

W/C

Wall light, washbasin with vanity unit, heated towel rail, W/C, tile flooring

Kitchen/Dining Room

20' 9" x 17' 8" (6.32m x 5.38m)

Pendant lights, spotlights, side and rear facing double glazed windows, radiator, matching wall and base units, ceramic sink with drainer and single mixer tap, tile splashback, quartz worktops, integrated oven and gas hob, extractor hood, wood floorboards, door to garden

FIRST FLOOR

Landing

Pendant light, side facing double-glazed window, fitted carpet

Bedroom

13' 7" x 9' 4" (4.14m x 2.84m)

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

Bedroom

14' 6" x 11' 11" (4.42m x 3.63m)

Pendant light, radiator, fitted carpet, door to Juliet balcony

Bedroom

15' 7" x 13' 1" (4.75m x 3.99m)

Pendant light, front facing double glazed bay windows, shutters, radiator, fitted wardrobes, fitted carpet

Bathroom

9' 6" x 7' 5" (2.90m x 2.26m)

Spotlights, front-facing double glazed windows, wash basin with vanity unit, walk-in shower, panel enclosed bathtub, W/C, tile flooring

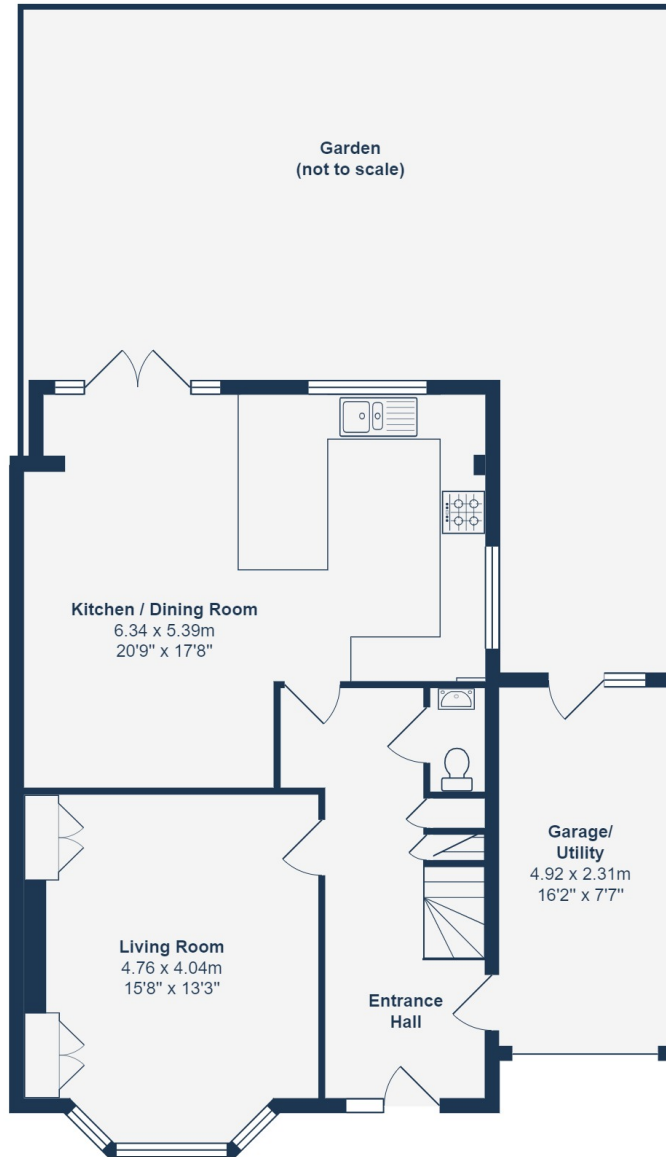
OUTSIDE

Garden

Paved seating area, laid lawn, mature trees and shrubbery

Garage/Utility

16' 2" x 7' 7" (4.93m x 2.31m)



Ground Floor



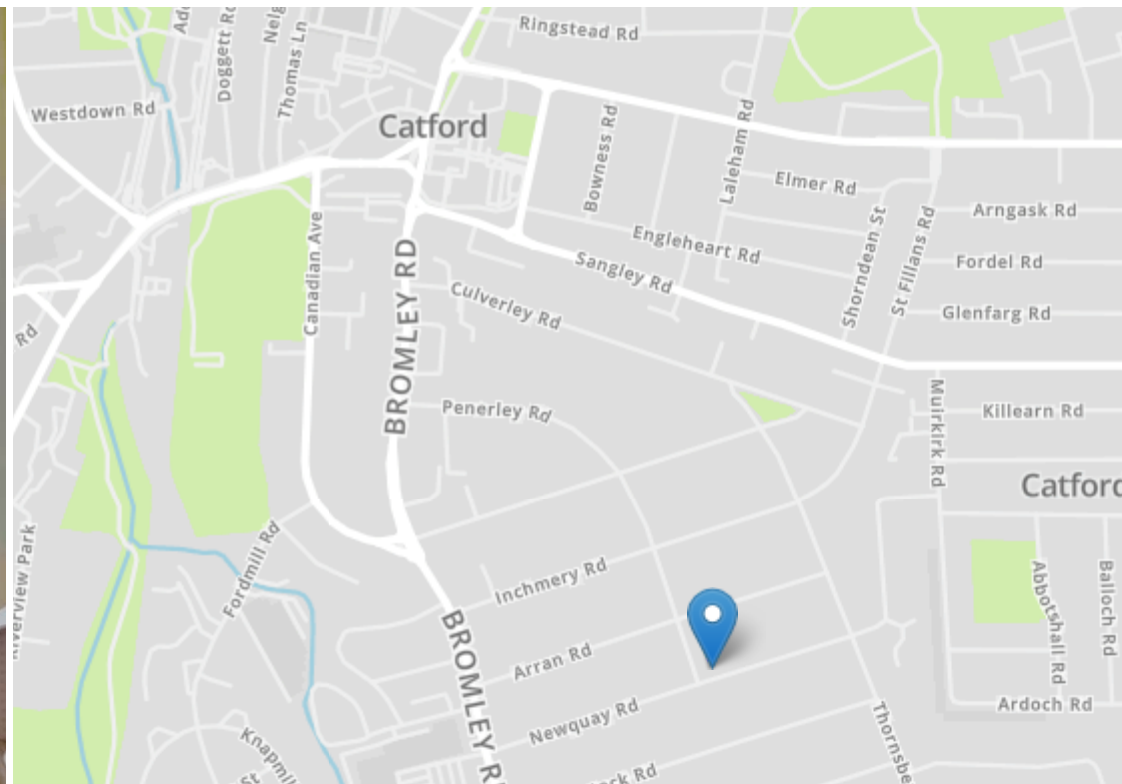
First Floor

Total Area: 134.0 m² ... 1442 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.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E		
(21-38)	F	38	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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