

Stanfords
— sales & lettings —



Guide Price £850,000 Freehold
4 bedroom semi-detached house

Penerley Road
Catford

Read all about it...

A stunning four-bedroom semi-detached house located on Penerley Road, a quiet residential street in the Culverley Conservation, one of South-East London's most desirable areas with wide tree-lined avenues of c.1890-1910 built homes.

Spread across two floors, with almost 1400sqft of internal space the property features a spacious lounge with original fireplace and large bay windows to the front of the property, a separate reception room and a modern kitchen/dining room which leads onto a South-West facing garden providing a great area for entertaining in the summer months. There is also a handy utility room with window to the side. On the first floor are three generous double bedrooms, one of which benefits from an en-suite shower room, a three-piece family bathroom and an additional room which would be perfect for an office or study. The property also has the added benefit of off-street parking.

Penerley Road is situated just over half a mile from the twin stations of Catford & Catford Bridge providing regular services to The City and West End as well as Thameslink services to Farringdon, St Pancras and North London, making it ideal for commuters. Likewise, the town centre of Catford is just a short walk away, with it's popular and eclectic mix of bars and pubs as well as the independent cinema Catford Mews and newly reopened Broadway Theatre.

Tenure: Freehold | **Council tax:** Lewisham Band E

**CULVERLEY CONSERVATION
AREA
FOUR BEDROOMS, TWO
BATHROOMS
TOTAL AREA - 1,396SQFT.**

**SEMI - DETACHED HOUSE
SOUTH-WEST FACING GARDEN
0.6MI 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, stained glass front door, storage cupboard, laminate wood flooring

Lounge

15' 4" x 12' 5" (4.67m x 3.78m)

Pendant light, front-facing bay windows, plantation shutters, radiator, fireplace, laminate wood flooring

Reception Room

11' 3" x 10' 1" (3.43m x 3.07m)

Pendant light, side-facing double-glazed window, radiator, storage cupboard, laminate wood flooring

Utility Room

6' 1" x 5' 11" (1.85m x 1.80m)

Spotlights, radiator, tile flooring

Kitchen/Dining Room

17' 1" x 16' 4" (5.21m x 4.98m)

Spotlights, rear-facing double-glazed window, matching wall and base units, stainless steel sink with drainer and single mixer tap, integrated oven and electric hob, island breakfast bar, granite worktop, extractor hood, tile flooring, door to garden

FIRST FLOOR

Landing

Wall lights, fitted carpet

Bedroom

13' 11" x 12' 5" (4.24m x 3.78m)

Pendant light, front-facing bay windows, radiator, storage cupboard, laminate wood flooring

Bedroom

9' 9" x 6' 4" (2.97m x 1.93m)

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

Bedroom

11' 2" x 9' 7" (3.40m x 2.92m)

Pendant light, side-facing double-glazed window, radiator, storage cupboard, fitted carpet

Bathroom

9' 6" x 7' 1" (2.90m x 2.16m)

Spotlights, side facing double glazed window, wash-basin with vanity unit, walk-in shower, free-standing bathtub, W/C, tile flooring

Bedroom

13' 7" x 11' 9" (4.14m x 3.58m)

Pendant light, rear-facing double glazed bay windows, radiator, laminate flooring

Ensuite

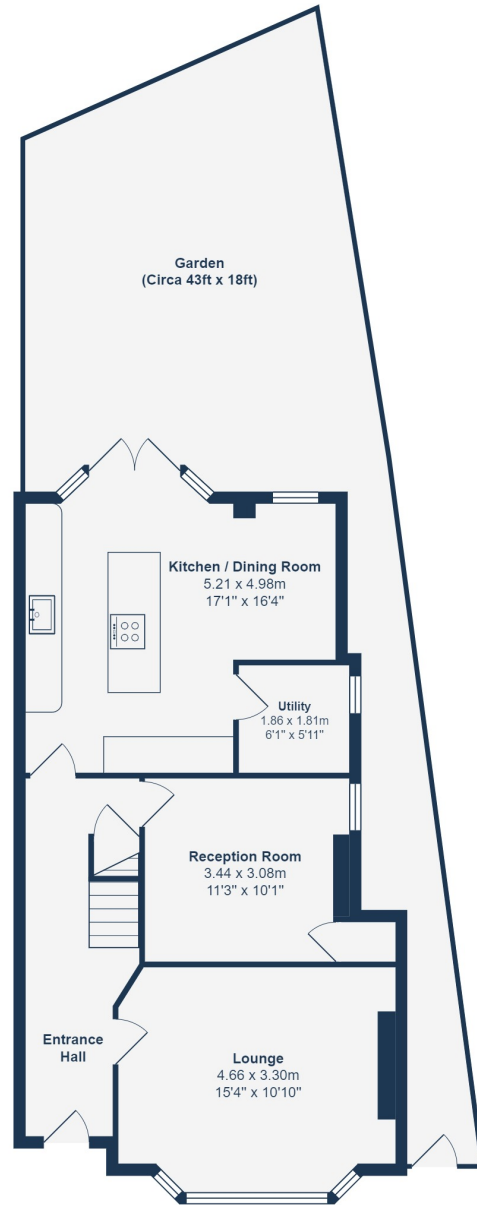
5' 2" x 5' 0" (1.57m x 1.52m)

Spotlights, rear facing double glazed window, wash-basin with vanity unit, walk-in shower, W/C, tile flooring

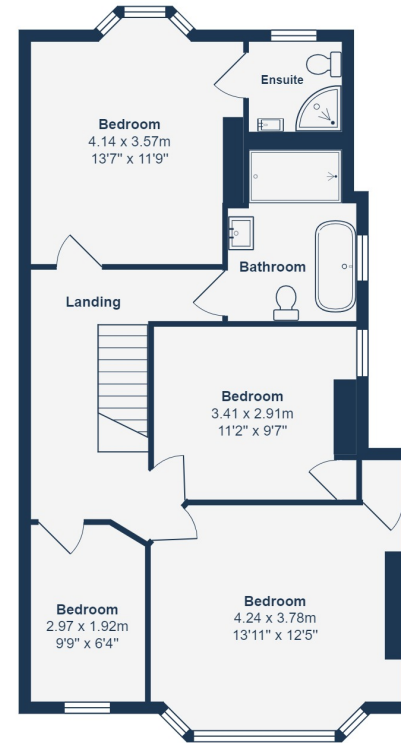
OUTSIDE

Garden

Paved seating area leading to artificial grass with flowerbed borders



Ground Floor



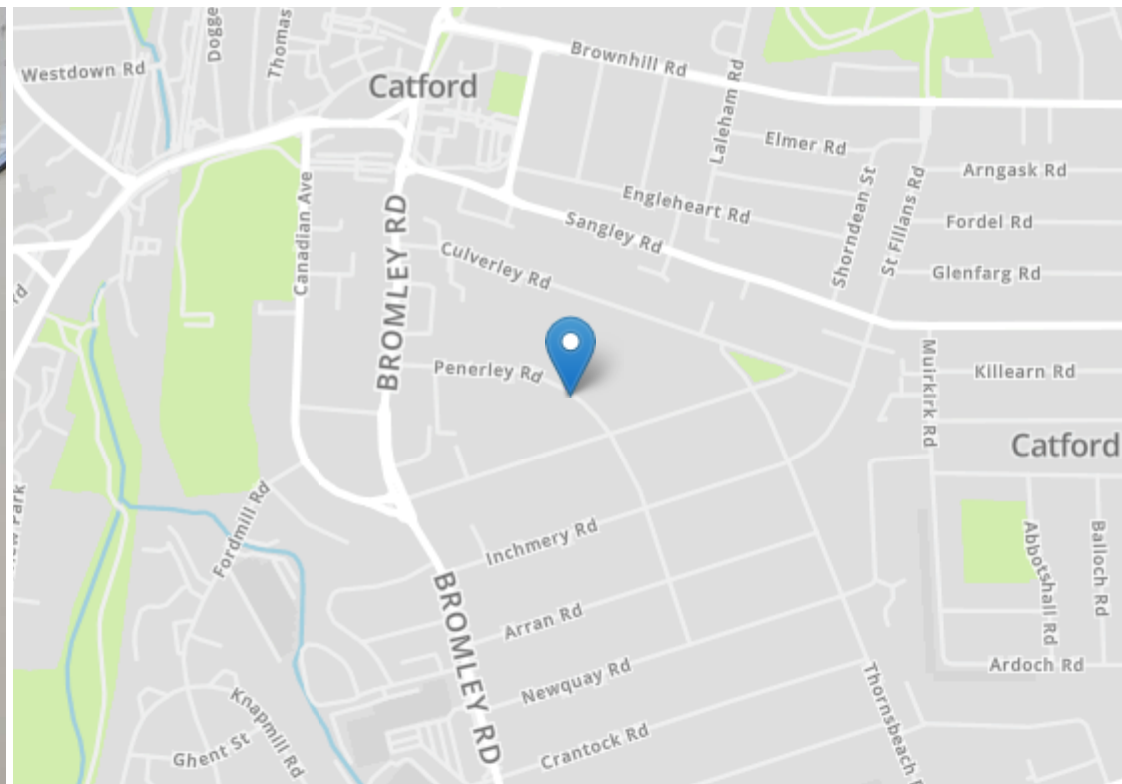
First Floor

Total Area: 129.7 m² ... 1396 ft² (excluding garden)

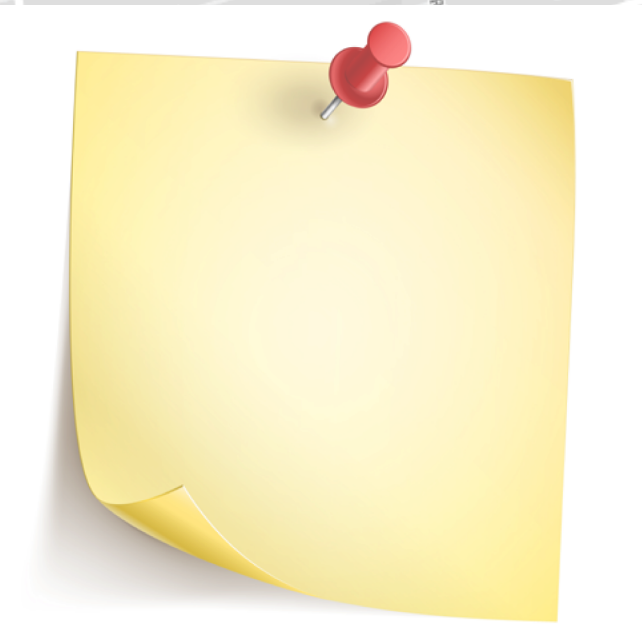
Drawn for Stanfords Sales & Lettings
 This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	63	
(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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