



Stanfords

— sales & lettings —

Guide Price £950,000 Freehold
5 bedroom semi-detached house

Arran Road
Catford

Read all about it...

****GUIDE PRICE: £950,000 - £975,000**** Spanning over 1,900 square feet, this charming five-bedroom semi-detached home is nestled on Arran Road, a quiet, tree-lined street in the highly sought-after Culverley Conservation Area. Immaculately presented throughout, the property offers an elegant blend of classic charm and modern convenience, retaining many original features that make these homes so desirable.

Upon entering the welcoming hall, you are immediately drawn to a delightful fireplace, offering a glimpse of the character that flows throughout this home. The ground floor features two spacious living rooms: the first enjoys bay windows overlooking the front, while the second boasts a working fireplace and bi-fold doors that open onto a deck, seamlessly connecting indoor and outdoor spaces, ideal for warmer days. The open-plan kitchen and dining area serves as a family hub, with modern units, a built-in breakfast bar, and dual-aspect windows and French doors that flood the space with natural light and open directly to the garden. Outside, the thoughtfully landscaped garden features a lush lawn framed by mature plant borders and a pergola at the far end—an ideal setting for alfresco dining and outdoor relaxation. A utility room and ground-floor WC complete this level with added convenience.

Upstairs, the first-floor landing, illuminated by a beautiful stained-glass window, leads to five well-proportioned bedrooms, including three generous doubles. The sleek family bathroom features both a separate bathtub and a walk-in shower, while the loft provides additional storage.

Ideally located for commuters, the property is within easy reach of Catford and Bellingham stations, offering quick connections to Central London. The local area features a diverse mix of independent shops and supermarkets, as well as a 24-hour gym and a variety of restaurants and cafes, all within easy reach. Families will appreciate the proximity to well-regarded nurseries and schools, including Rushey Green Primary School and St. Dunstan's College, an esteemed independent school offering education from nursery through sixth form.

With beautiful living spaces and a vibrant community atmosphere, this exceptional home is a wonderful choice for the entire family.

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

**CULVERLEY CONSERVATION
AREA
BEAUTIFUL PERIOD FEATURES
0.5MI TO BELLINGHAM STATION**

**5 BED SEMI-DETACHED HOUSE
APPROX 1,916SQFT.
0.7MI 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

Chandelier ceiling light, fireplace, radiator, understairs storage cupboard, wood flooring.

Reception Room

15' 10" x 15' 4" (4.83m x 4.67m)

Double-glazed bay windows, plantation shutters, chandelier ceiling light, radiator, wood flooring.

Reception Room

16' 4" x 11' 3" (4.98m x 3.43m)

Double-glazed bi-folding doors to garden, wall mounted lights, fireplace, radiator, wood flooring.

Kitchen/Dining Room

25' 3" x 10' 4" (7.70m x 3.15m)

Double-glazed sash windows and French doors to garden, pendant ceiling lights, fitted kitchen units with breakfast bar, sink with mixer tap, integrated dishwasher, 5 burner range cooker, extractor hood, cupboard housing combi boiler, radiators, wood flooring.

Utility

7' 1" x 4' 6" (2.16m x 1.37m)

Double-glazed window, ceiling light, fitted units, plumbing for washing machine.

WC

6' 10" x 4' 10" (2.08m x 1.47m)

Double-glazed windows, ceiling light, washbasin, WC.

FIRST FLOOR

Landing

Sash window, skylight, radiator, fitted carpet.

Bedroom

15' 10" x 14' 4" (4.83m x 4.37m)

Double-glazed bay window, plantation shutters, pendant ceiling light, storage cupboard, fireplace, radiator, fitted carpet.

Bedroom

16' 9" x 11' 0" (5.11m x 3.35m)

Double-glazed windows, ceiling light, fireplace, radiator, fitted carpet.

Bedroom

16' 0" x 7' 4" (4.88m x 2.24m)

Double-glazed window, plantation shutters, pendant ceiling light, fireplace, radiator, fitted carpet.

Bathroom

9' 0" x 7' 7" (2.74m x 2.31m)

Double-glazed windows, ceiling light, bathtub with handheld shower, walk-in showers, washbasin, WC, heated towel rail, radiator, tile flooring.

Bedroom

7' 7" x 7' 5" (2.31m x 2.26m)

Double-glazed window, pendant ceiling light, built-in wardrobes, radiator, fitted carpet.

Bedroom

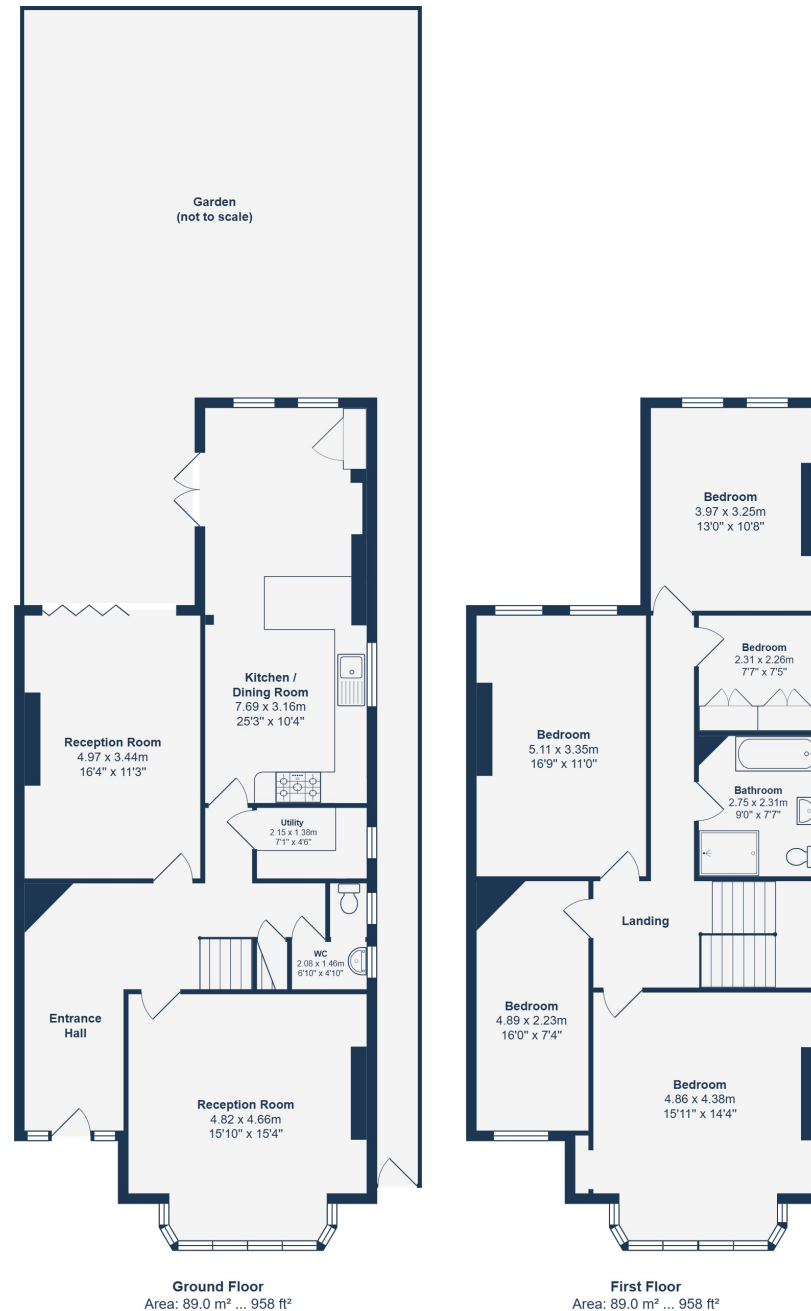
13' 0" x 10' 8" (3.96m x 3.25m)

Double-glazed windows, pendant ceiling light, radiator, fitted carpet.

OUTSIDE

Garden

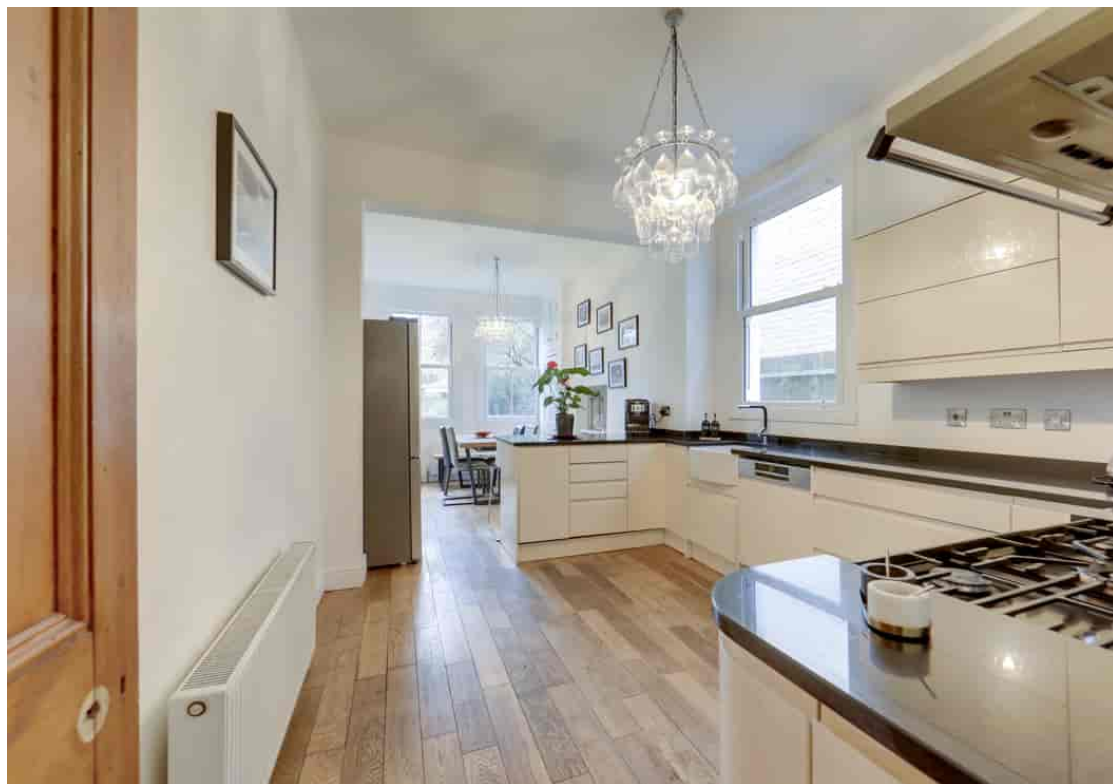
Raised decking, lawn with mature plant borders, front and rear paved patios, pergola, storage shed, side access.



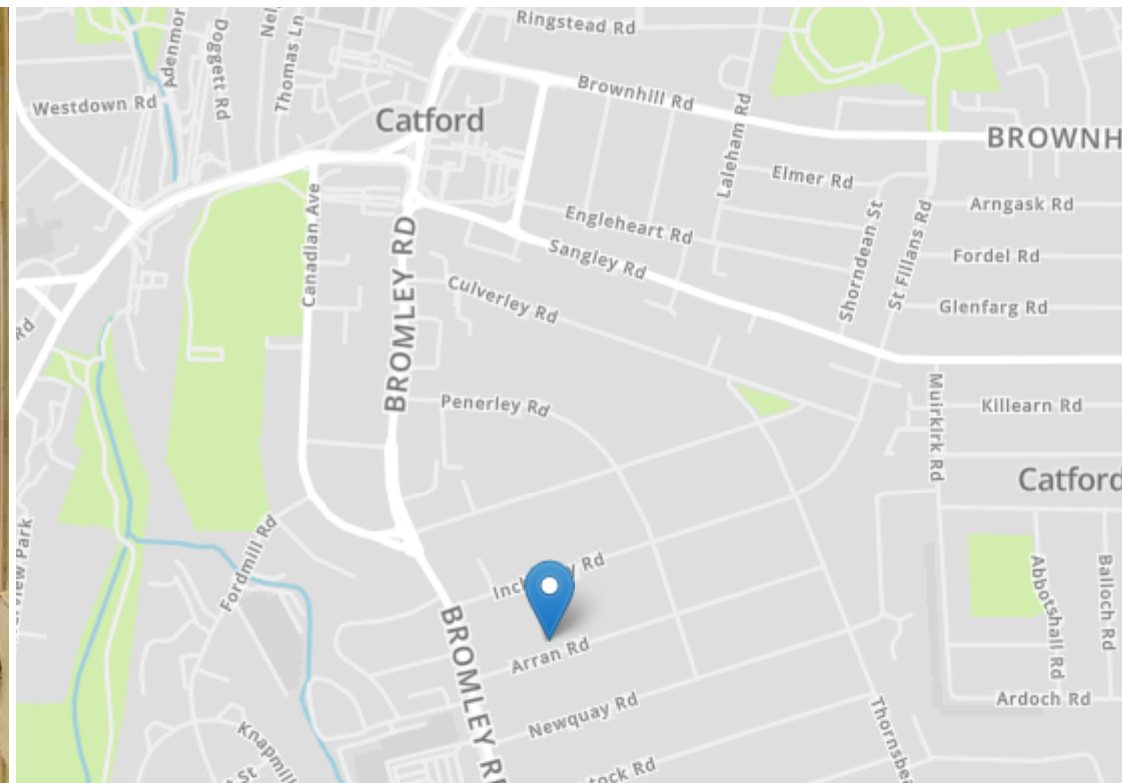
Total Area: 178.0 m² ... 1916 ft²


Drawn for Stanfords Sales & Lettings

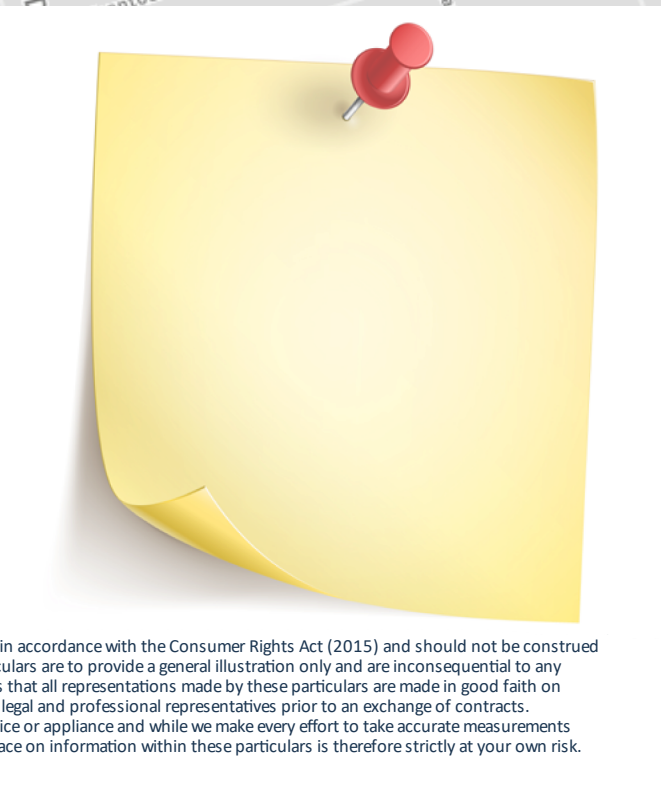
This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		



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