



Guide Price £525,000 Freehold
3 bedroom terraced house

Rutland Walk
Catford

Read all about it...

****Guide Price: £525,000 - £550,000**** Presented to the market with no onward chain, this beautifully decorated three-bedroom mid-terrace house seamlessly blends a mix of period and modern features.

The ground floor of this property showcases an open-plan lounge and dining room that leads to the galley kitchen, flooded with natural light from French doors to the garden and a side aspect window. Upstairs, you'll find two spacious double bedrooms, a third smaller room perfect for a nursery or home office, the family bathroom, and access to the loft for additional storage.

Outside, the garden has been lovingly maintained by the current owners, offering a tranquil space for alfresco dining and lounging in the sun.

Nestled on a quiet residential street, this property enjoys an ideal location with excellent transport links from the Twin Catford stations, a range of local shops, supermarkets, and vibrant places to eat and drink. Popular among young families, Rutland Road is well situated for good nurseries and schools, as well as plenty of green open spaces, including Waterlink Way, a popular walking and cycling route.

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

**3 BED HOUSE
BEAUTIFULLY DECORATED
THROUGHOUT
APPROX 850SQFT
AWAITING EPC**

**CHAIN FREE
MODERN KITCHEN
0.8MI 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

Lounge

13' 0" x 10' 7" (3.96m x 3.23m)

Double-glazed windows, pendant ceiling light, cast iron fireplace, alcove cabinet, column radiator, wood flooring.

Dining Room

10' 4" x 8' 10" (3.15m x 2.69m)

Double-glazed window, pendant ceiling light, alcove shelving, understairs storage cupboard, radiator, wood flooring.

Kitchen

12' 1" x 8' 6" (3.68m x 2.59m)

Double-glazed windows and French doors to garden, flush ceiling light, fitted kitchen units, undermount sink with mixer tap and drainer, integrated dishwasher, fridge/freezer, oven, 4 ring hob and extractor hood, plumbing for washing machine, combi boiler, resin floor.

FIRST FLOOR

Landing

Bedroom

14' 2" x 11' 8" (4.32m x 3.56m)

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

Bedroom

10' 4" x 8' 10" (3.15m x 2.69m)

Double-glazed window, pendant ceiling light, cast iron fireplace, radiator, fitted carpet.

Bathroom

5' 11" x 5' 6" (1.80m x 1.68m)

Double-glazed window, ceiling light, bathtub with shower and screen, pedestal washbasin, WC, heated towel rail, tile flooring.

Bedroom

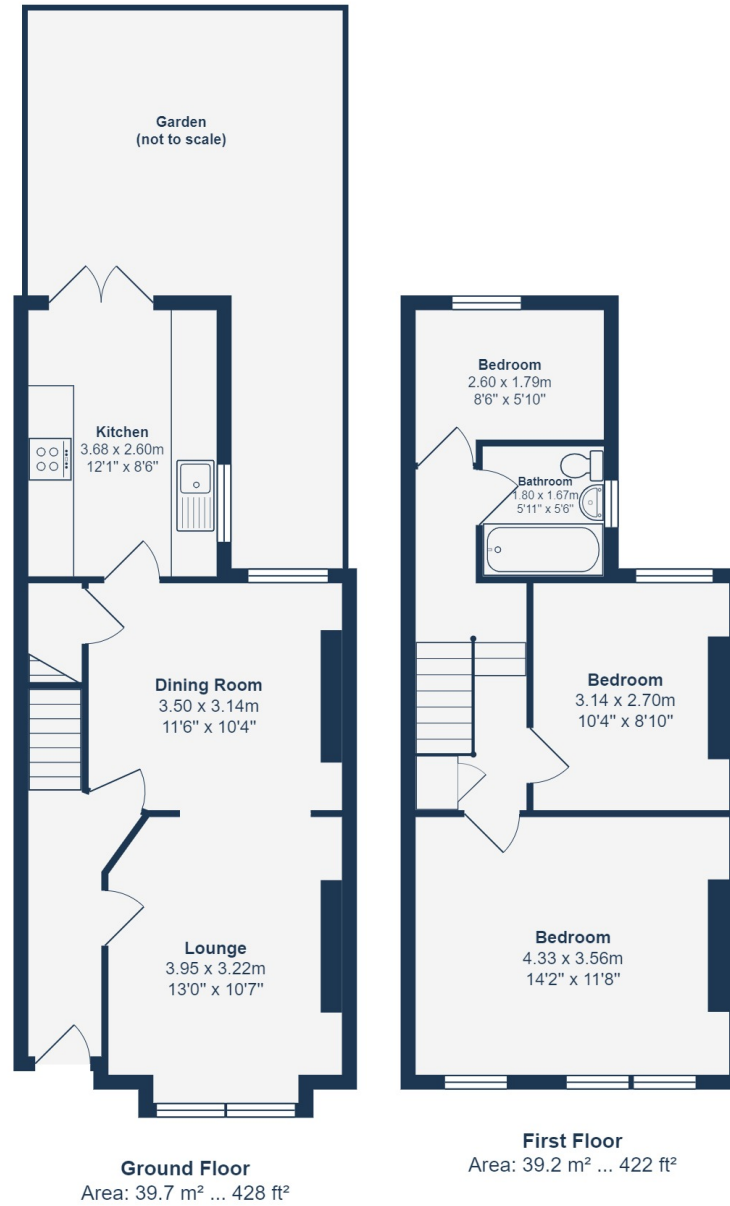
8' 6" x 5' 10" (2.59m x 1.78m)

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

OUTSIDE

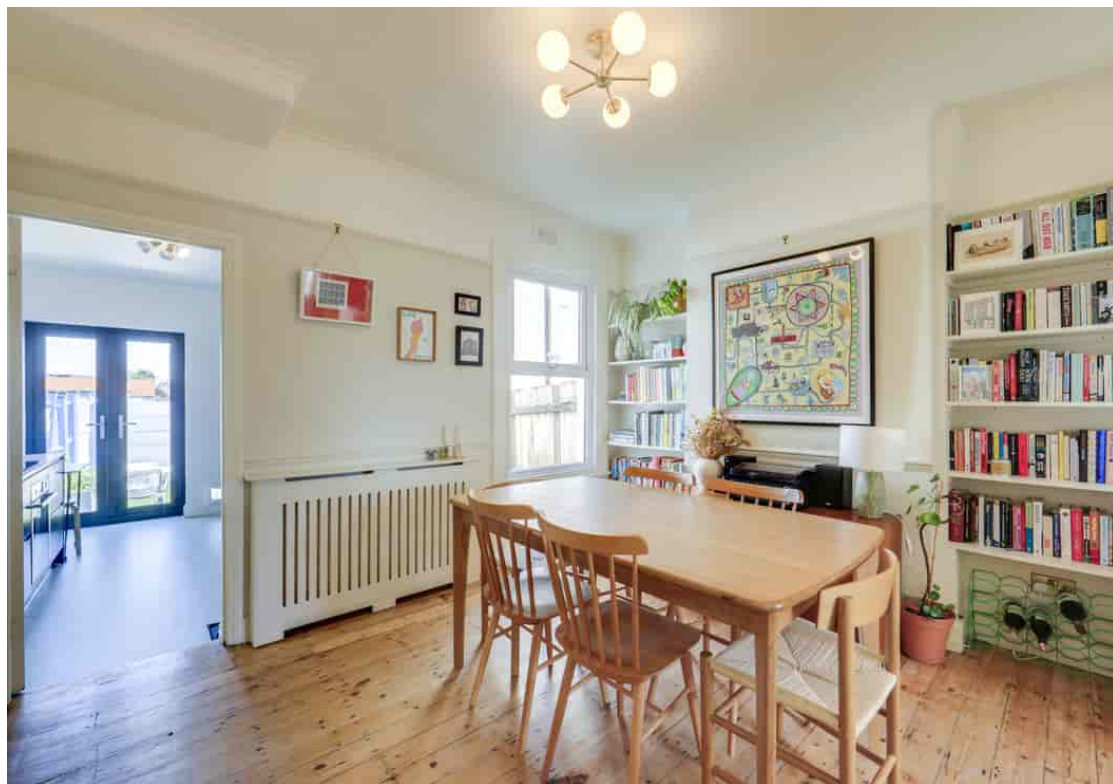
Garden

Paved patio leading to decked dining space, lawn with plant borders and storage shed.

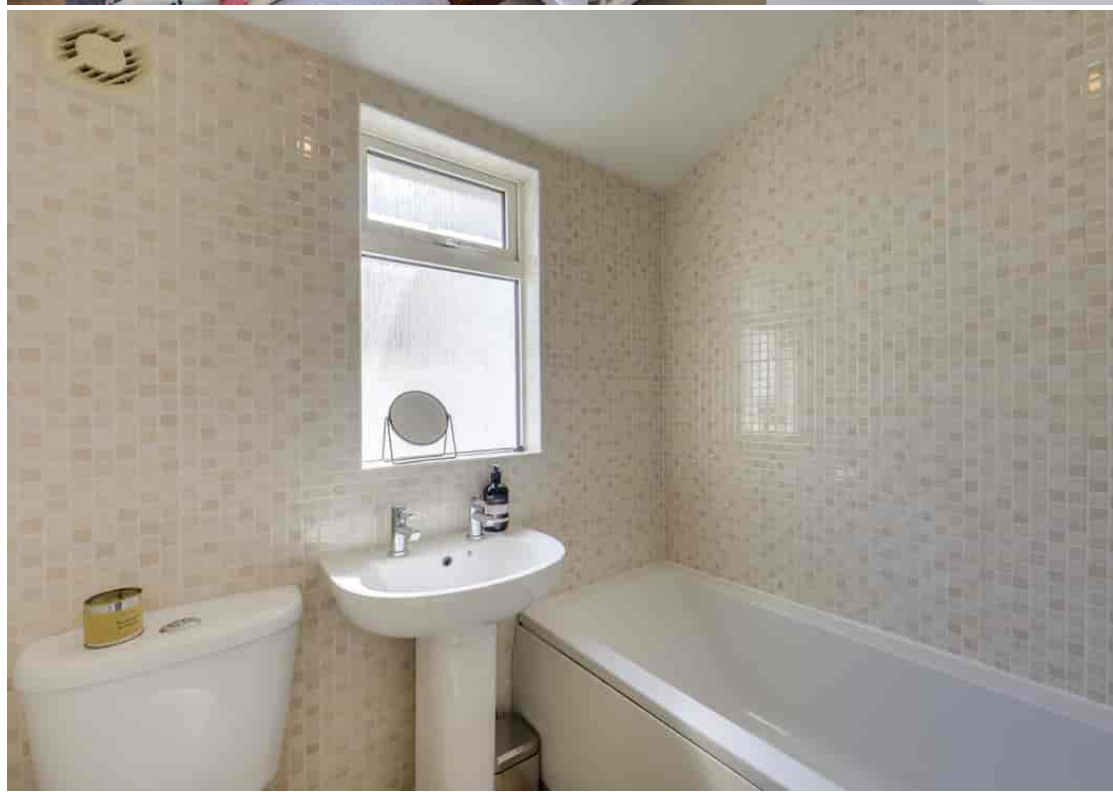
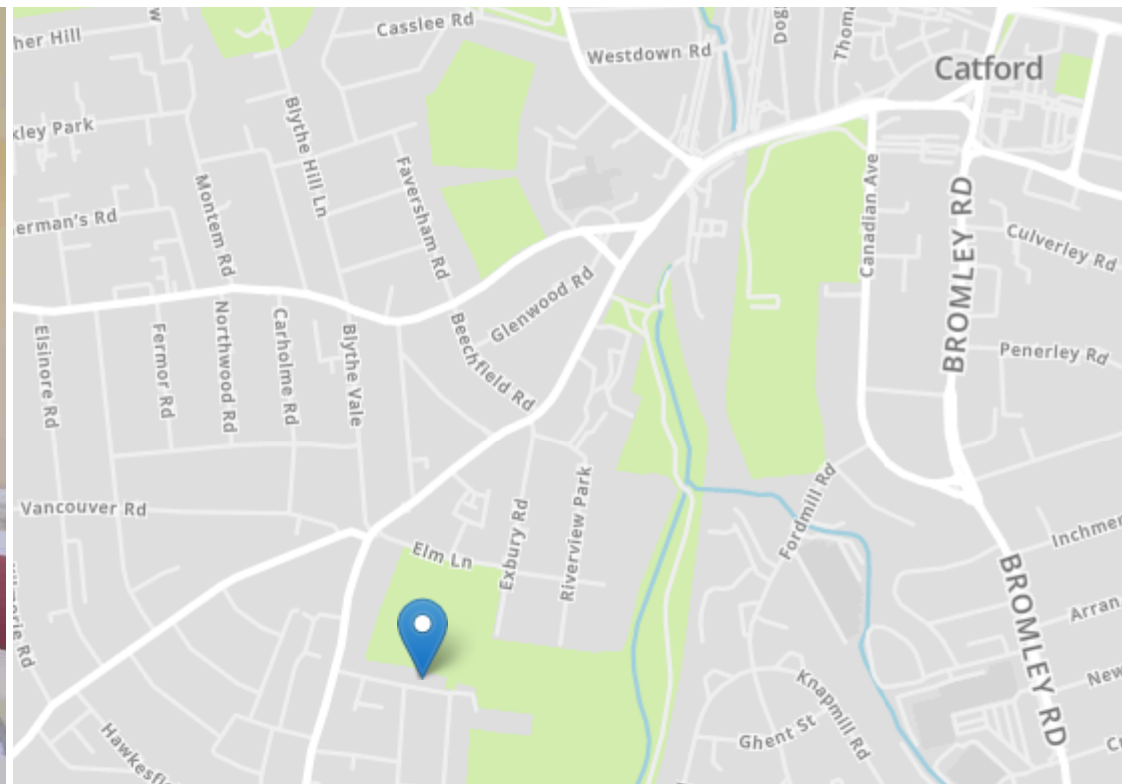


Total Area: 79.0 m² ... 850 ft² (excluding garden)

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+) A		
(81-91) B		86
(69-80) C	70	
(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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