

Stanfords
— sales & lettings —



£600,000 Freehold
3 bedroom terraced house

Engleheart Road
Catford

Read all about it...

A light and spacious three-bedroom terraced home, just moments from the beautiful open spaces of Mountsfield Park.

Stepping inside, the ground floor boasts a bright and airy double reception room, perfect for relaxing or entertaining. The spacious kitchen/diner features modern units, ample space, and integrated appliances. Upstairs, three generously sized bedrooms provide comfortable living, complemented by a three piece family bathroom and access to the loft for additional storage.

Ideally located just 0.5 miles from the Twin Catford Stations, the home offers excellent transport links with quick and frequent services to Central London. The vibrant local area is rich in amenities, including independent shops, supermarkets, and a fantastic selection of dining options, while families will appreciate the highly regarded nurseries and schools nearby, such as Rushey Green Primary.

A fantastic opportunity to secure a spacious home in a well-connected and thriving community.

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

GROUND FLOOR

Entrance Hall

Pendant light, radiator, laminate flooring

Reception Room

14' 4" x 12' 9" (4.37m x 3.89m)

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

Reception Room

12' 4" x 11' 3" (3.76m x 3.43m)

Pendant light, rear facing sash window, radiator, laminate flooring

Kitchen/Diner

20' 10" x 9' 11" (6.35m x 3.02m)

Spotlights, rear and side facing sash windows, radiator, matching wall and base units, stainless steel sink with drainer and single mixer tap, tile splashback, integrated oven and electric hob, laminate flooring, door to garden

FIRST FLOOR

Landing

Pendant light, fitted carpet

Bedroom

9' 11" x 9' 0" (3.02m x 2.74m)

Pendant light, rear facing sash window, radiator, fitted carpet

Bathroom

11' 6" x 5' 3" (3.51m x 1.60m)

Spotlights, side facing sash window, wash basin with vanity unit, panel enclosed bathtub/shower, heated towel rail, W/C, laminate flooring

Bedroom

12' 4" x 11' 3" (3.76m x 3.43m)

Pendant light, rear facing sash window, radiator, fitted carpet

Bedroom

18' 1" x 10' 9" (5.51m x 3.28m)

Pendant light, front facing sash bay windows, radiator, fitted carpet

OUTSIDE

Garden

Paved area

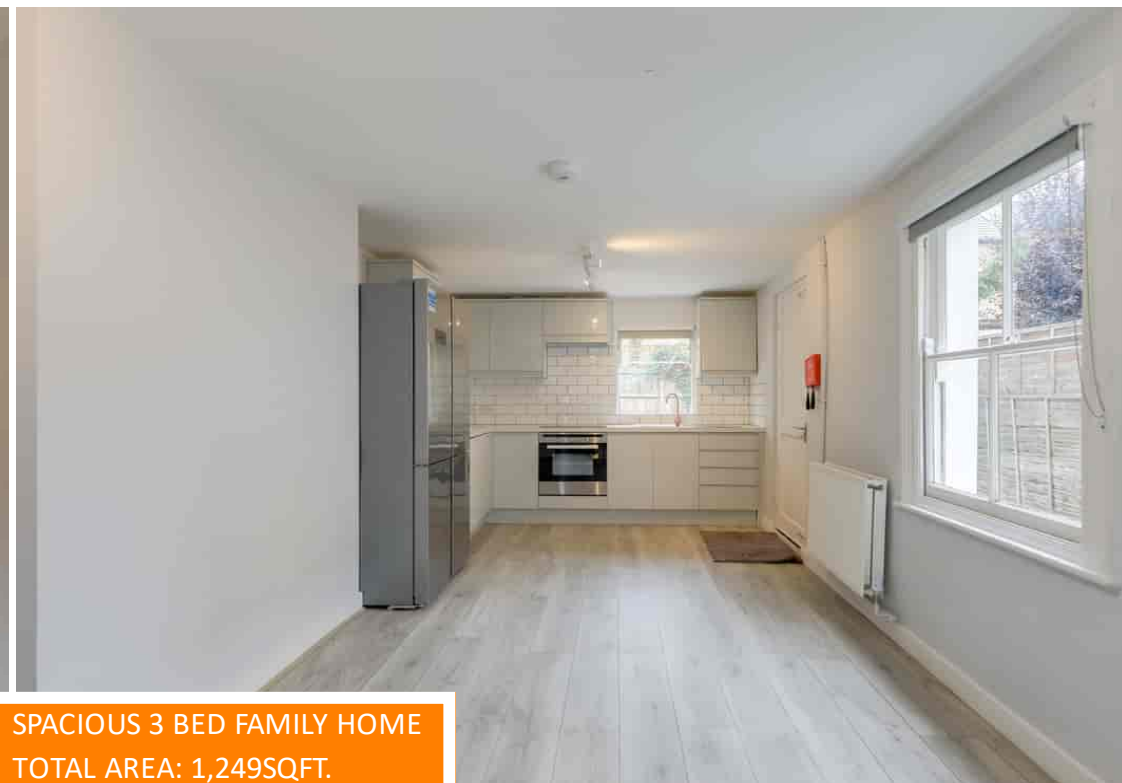
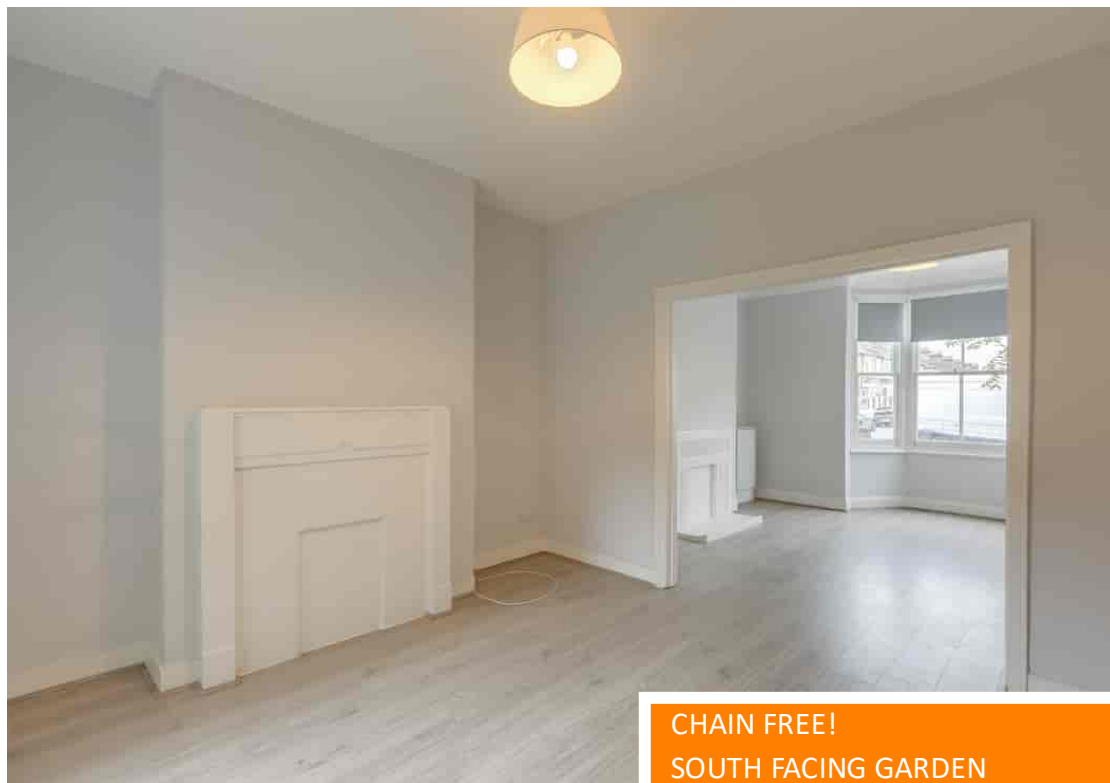


Total Area: 116.0 m² ... 1249 ft²

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.

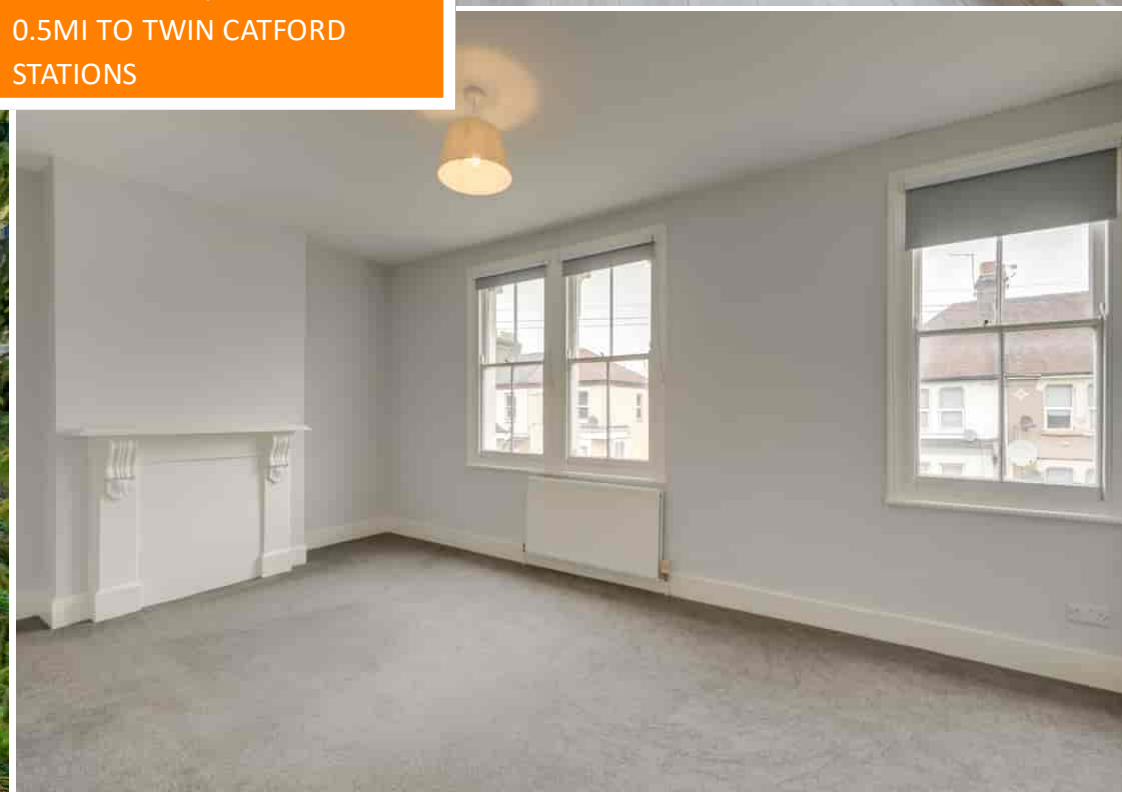
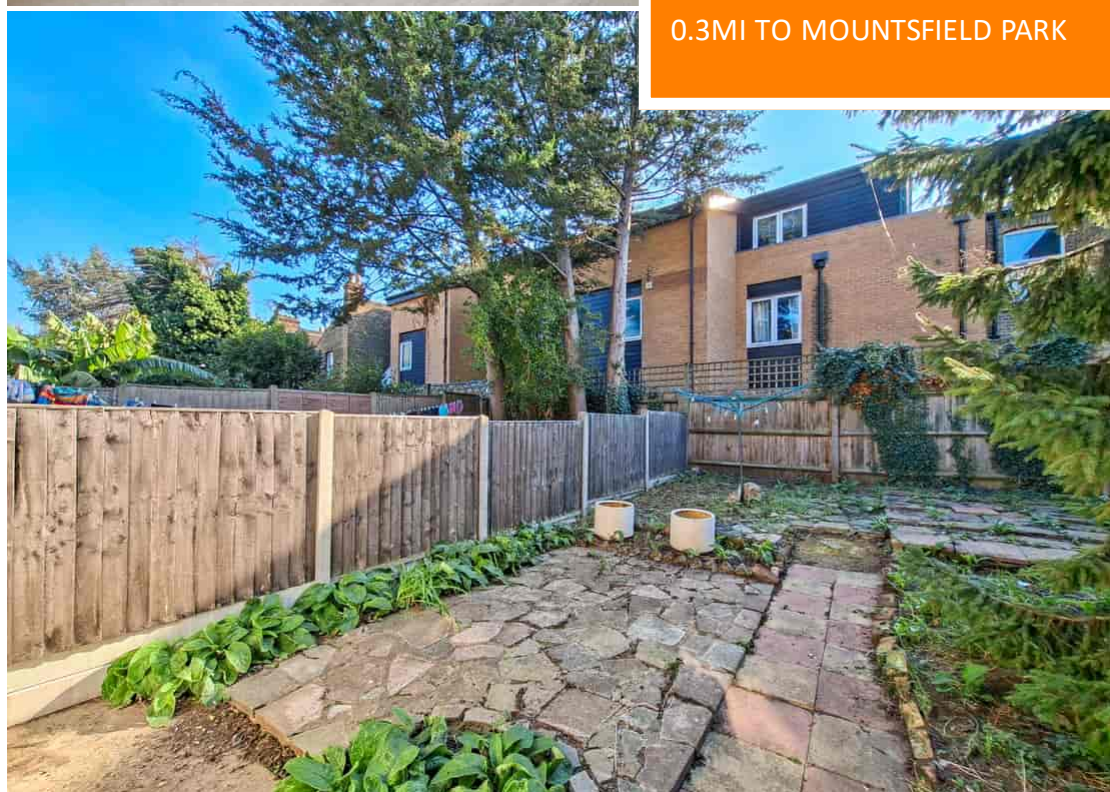
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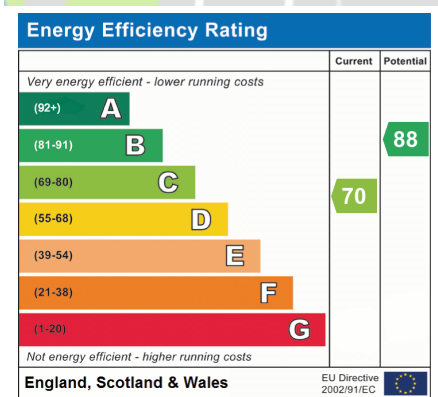
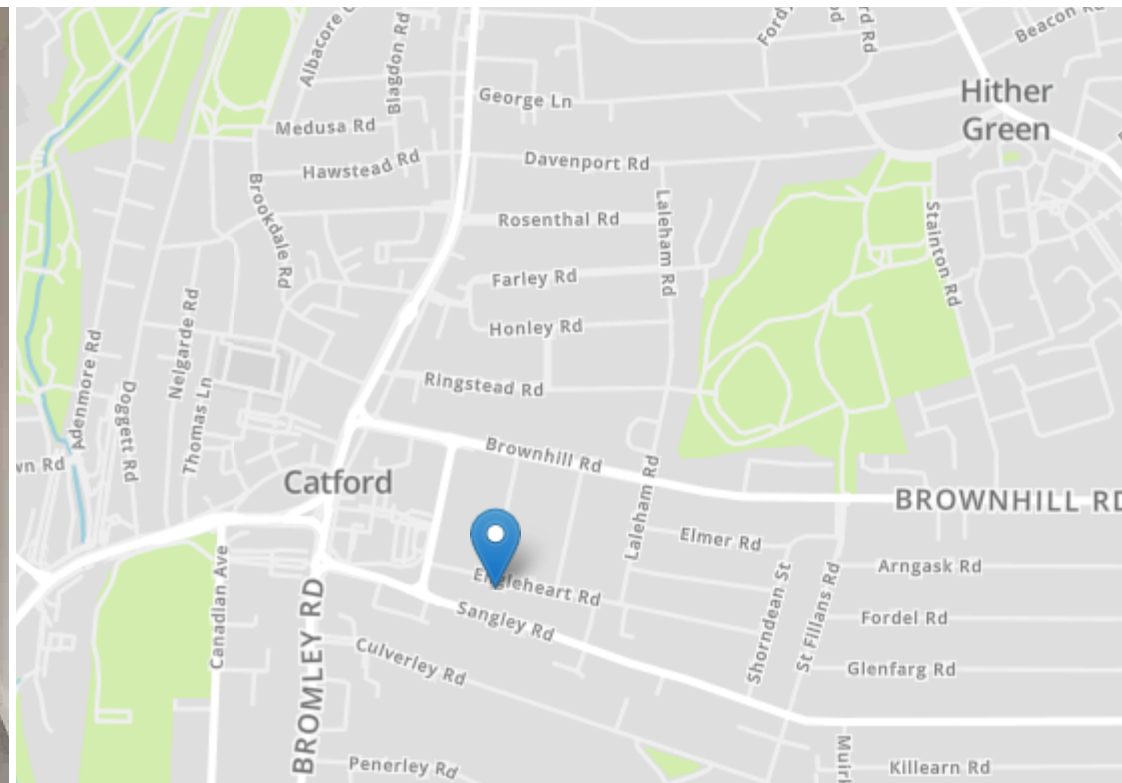
Call 020 8690 3656 or email us at catford@stanfordestates.london to arrange a viewing or request further information



CHAIN FREE!
SOUTH FACING GARDEN
0.3MI TO MOUNTSFIELD PARK

SPACIOUS 3 BED FAMILY HOME
TOTAL AREA: 1,249SQFT.
0.5MI TO TWIN CATFORD STATIONS





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