

Stanfords

— sales & lettings —



Guide Price £350,000

2 bedroom maisonette

Sangley Road

Catford

Read all about it...

A great opportunity to buy a 2-bed, purpose-built, ground-floor maisonette within easy walking distance of local amenities. Ideal for first-time buyers or as an investment.

Entering the property through your own front door, the flat consists of 2 spacious double bedrooms to the front and then opens into the substantial, 19'5" x 11'6", kitchen/living room; perfect for entertaining. To the rear is a generously sized bathroom with a white 3-piece suite and fitted cupboard which houses the combi boiler. Outside is an easy-to-maintain South facing garden and a large workshop/studio which is insulated and linked up to the mains electrics, perfect for working from home. There's also a handy storage room at the back.

Situated just 0.6mi from the Twin Catford Stations, offering great links into central London, it's also ideal for commuters. Similarly, the center of Catford is close by with everything it has to offer including shops, pubs, and an independent cinema. Sangley Road itself has its own parade of shops including a local Co-op, the Good Food grocery store, and TheFilm Atelier cafe. If it's green space you're after then the ever-popular Mountsfield Park can be found under half a mile away.

Tenure: Leasehold | **Council Tax:** Lewisham Band C

GROUND FLOOR

Entrance Hall

Spotlights, radiator, engineered wood flooring. Doors to:

Bedroom

13' 1" x 10' 7" (3.99m x 3.23m)

Pendant ceiling light, double glazed windows to front, radiator, engineered oak flooring.

Bedroom

10' 11" x 10' 11" (3.33m x 3.33m)

Pendant ceiling light, double glazed window to rear, radiator, engineered oak flooring.

Kitchen/Living Room

19' 5" x 11' 6" (5.92m x 3.51m)

Pendant ceiling light, double glazed window to side, fireplace, radiators, engineered oak flooring. Door to lean-to.

Kitchen: Fitted kitchen with matching wall and base units, hardwood sequoia worktop with tiled splashback, stainless steel 1 1/2 sink with drainer, extractor, space for cooker, tiled flooring.

Bathroom

11' 6" x 8' 3" (3.51m x 2.51m)

Spotlights, double glazed window to side, white 3-piece suite including bath, pedestal basin and WC, tiled splashback, fitted cupboard, vertical radiator, tiled flooring.

Lean-To

Plumbing for washing machine, fitted storage trunks. Door to garden.

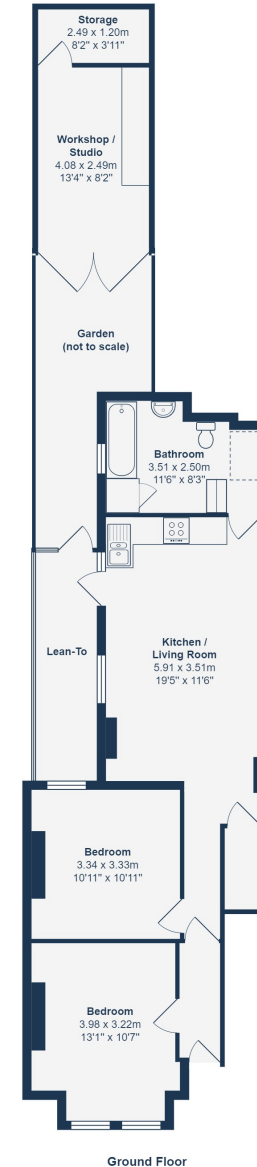
OUTSIDE

Garden

Paved seating area leading to astroturf and mature trees.

Workshop/Studio

Fluorescent light tube, fitted wall units and worktop, hardwood flooring, storage room.



Total Area: 61.5 m² ... 662 ft² (excluding lean-to, garden, workshop/studio, storage)

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.

Like what you see?

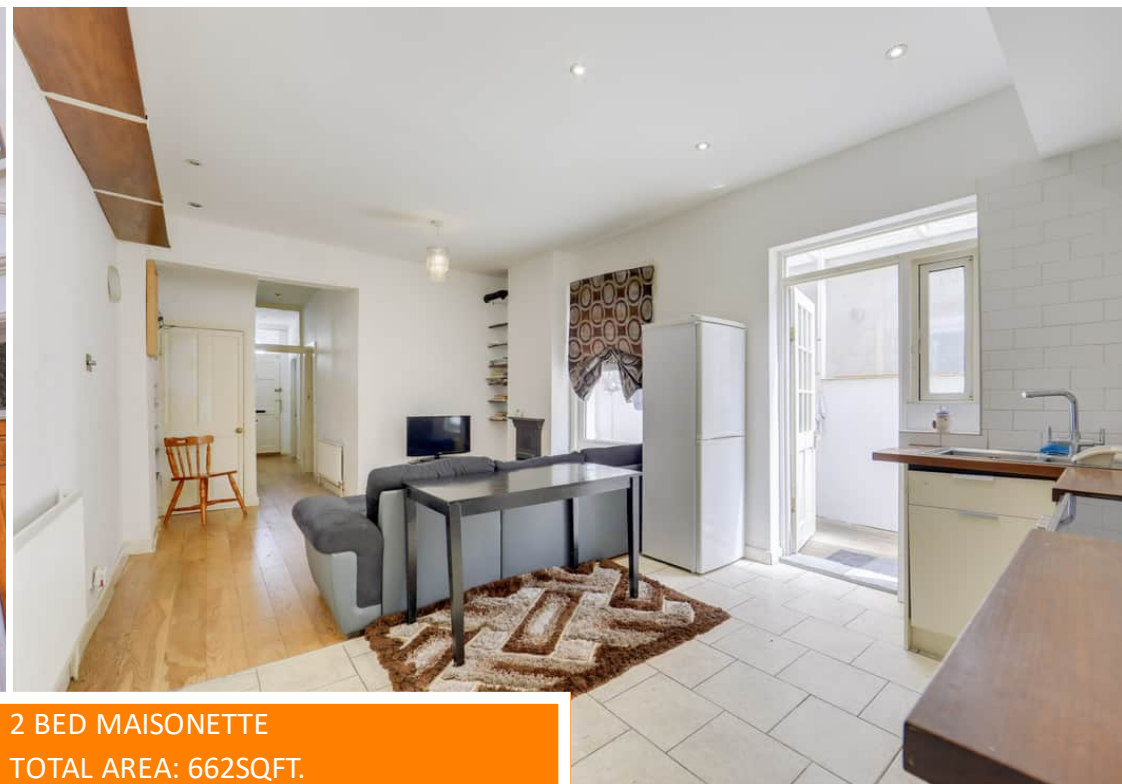
Call 020 8690 3656 or email us at catford@stanfordstates.london
to arrange a viewing or request further information

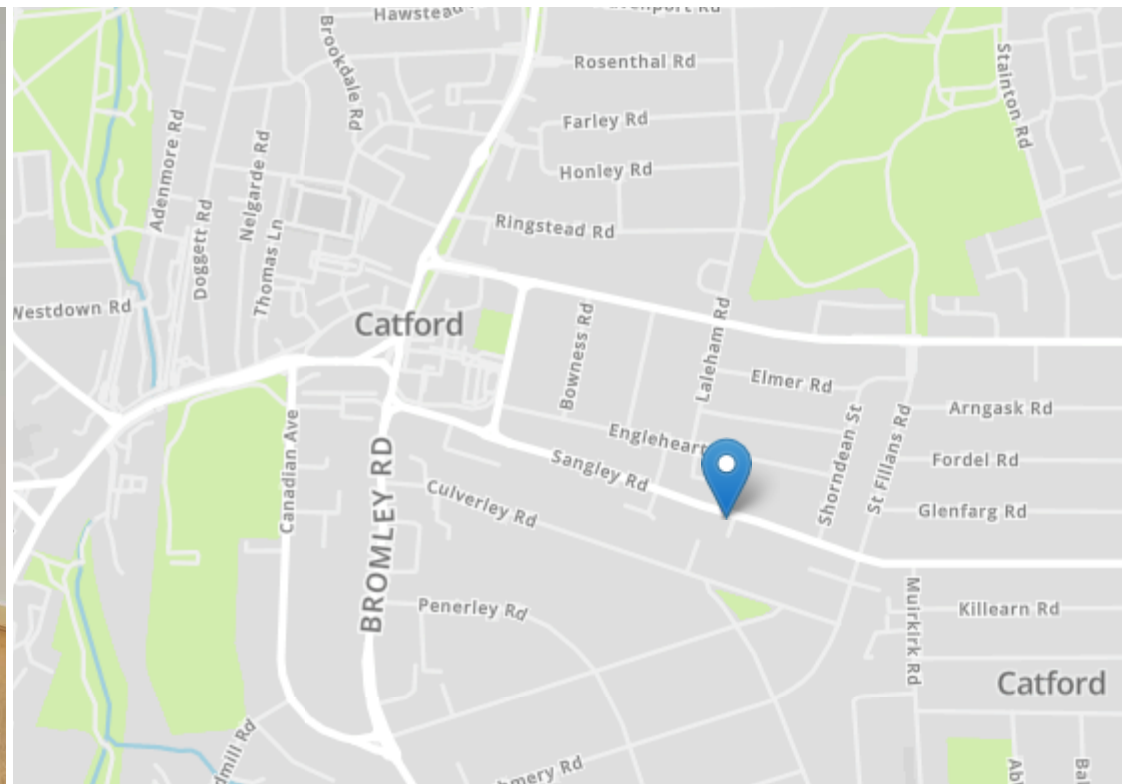
www.stanfordstates.london



CHAIN FREE!
PRIVATE SOUTH FACING GARDEN WITH
WORKSHOP
0.3MI TO MOUNTSFIELD PARK

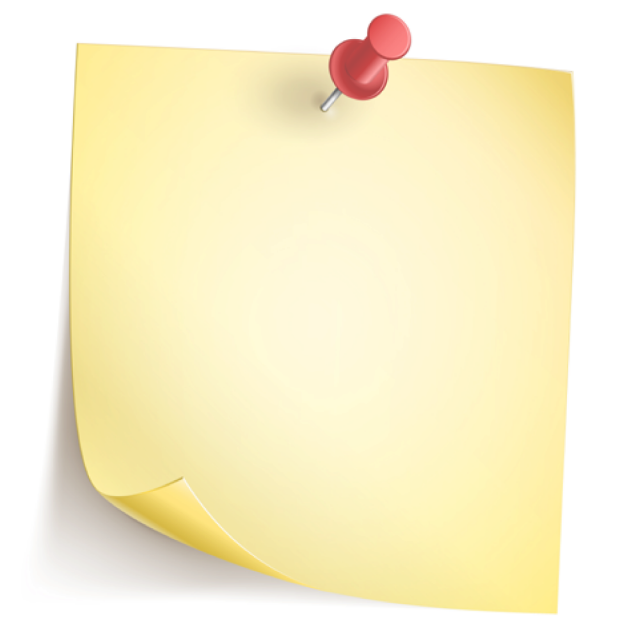
2 BED MAISONETTE
TOTAL AREA: 662SQFT.
0.6MI TO TWIN CATFORD STATIONS





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	71	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Robert Stanford Estates property particulars are produced in accordance with the Consumer Rights Act (2015) and should not be construed as a contract or offer. The contents of these property particulars are to provide a general illustration only and are inconsequential to any decisions to purchase a property. A potential buyer accepts that all representations made by these particulars are made in good faith on behalf of the seller and require verification by a buyers' legal and professional representatives prior to an exchange of contracts. We offer no guarantees for any structural component, service or appliance and while we make every effort to take accurate measurements and distances, they are illustrative only. Any reliance you place on information within these particulars is therefore strictly at your own risk.