



**Guide Price £475,000**  
2 bedroom terraced house

Aitken Road  
Catford



# Read all about it...

A great opportunity to purchase a 2-bed freehold Victorian cottage on a quiet no-through road in Catford, South East London. Originally built in the 1890s to house workers of the nearby jam factory, this quaint property on Aitken Road is an ideal home for first time buyers looking to take their first step onto the property ladder .

Greeted upon entry by the spacious 24'5" open-plan living room, the sunny front aspect of the property allows for light to flood in through the bay windows whilst the original fireplace adds a touch of history and charm. Towards the back of the property is a well proportioned kitchen with access to the low maintenance garden. Upstairs consists of a large master bedroom to the front, a further second bedroom and a family bathroom with white 3-piece suite. The property also benefits from handy storage cupboards on both the ground and first floors.

Aitken Road is ideally located for access to multiple stations and bus routes. Bellingham Station is just 0.5 miles away and ever so slightly further afield are the Twin Catford Stations at 0.7 miles. Catford itself is a fabulous part of the borough with a lovely community and regular events including annual film festivals, arts trails and monthly food markets. Local amenities include shops, bars and pubs as well as the Catford Mews independent cinema. There's plenty of green spaces too including the Water link way, Ladywell Fields and Mountsfield Park.

Tenure: Freehold | Council Tax Band: C

## GROUND FLOOR

### Living Room

24' 5" x 11' 11" (7.44m x 3.63m)

Pendant ceiling lights, double glazed sash bay window to front with shutters, double glazed sash window to rear with shutters, dado rail, fireplace, alcove cabinet, radiators, wood flooring.

### Kitchen

9' 1" x 7' 11" (2.77m x 2.41m)

Spotlighting, double glazed sash window to rear, matching wall and base units, ceramic sink with single tap and drainer, tiled splash back, integrated oven and electric hob, extractor hood, space for fridge/freezer and washing machine, radiator, wood flooring. Door to garden.

## FIRST FLOOR

### Landing

Pendant ceiling light, storage cupboard, fitted carpet.

### Bedroom

11' 11" x 11' 5" (3.63m x 3.48m)

Pendant ceiling light, double glazed sash windows to front, radiator, fitted carpet.

### Bedroom

11' 8" x 6' 5" (3.56m x 1.96m)

Pendant ceiling light, double glazed sash window to rear, dado rail, laminate flooring.

### Bathroom

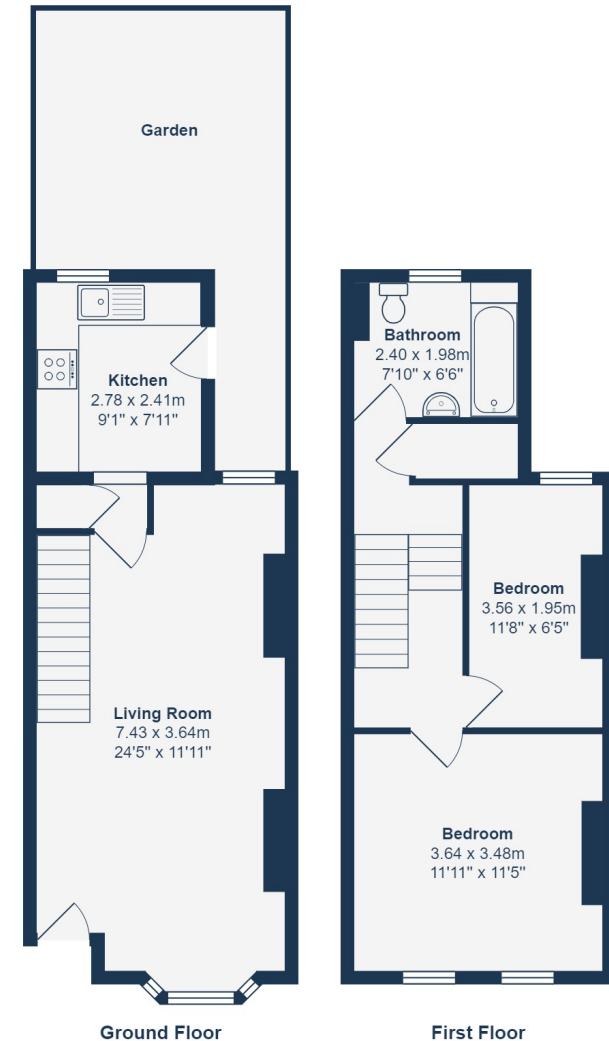
7' 10" x 6' 6" (2.39m x 1.98m)

Spotlights, double glazed sash window to rear, tiled splashback, fitted storage, panel enclosed bath with shower and glass screen, pedestal basin, W/C, tile flooring.

## OUTSIDE

### Garden

Paved seating areas and shingle.



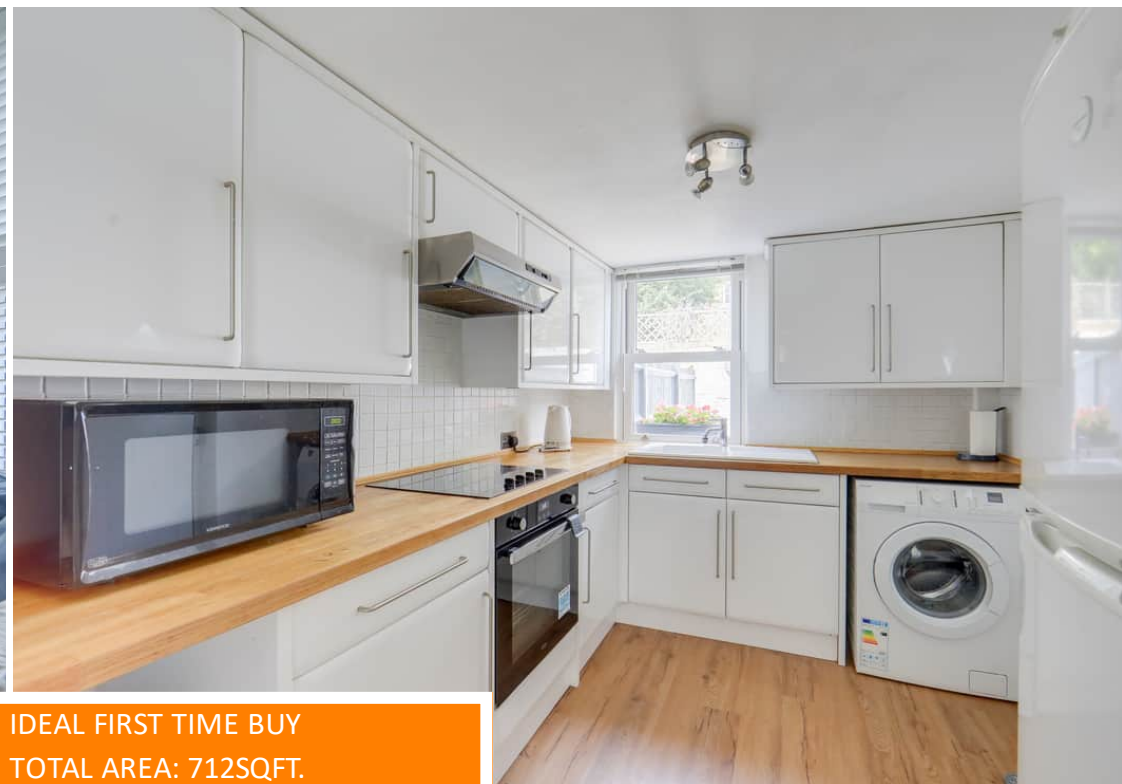
Total Area: 66.2 m<sup>2</sup> ... 712 ft<sup>2</sup> (excluding garden)

Drawn for Stanfords Sales & Lettings  
This floor plan 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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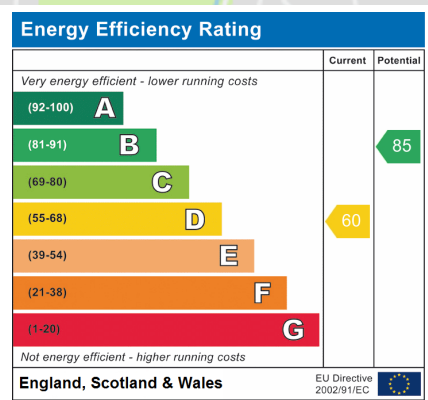
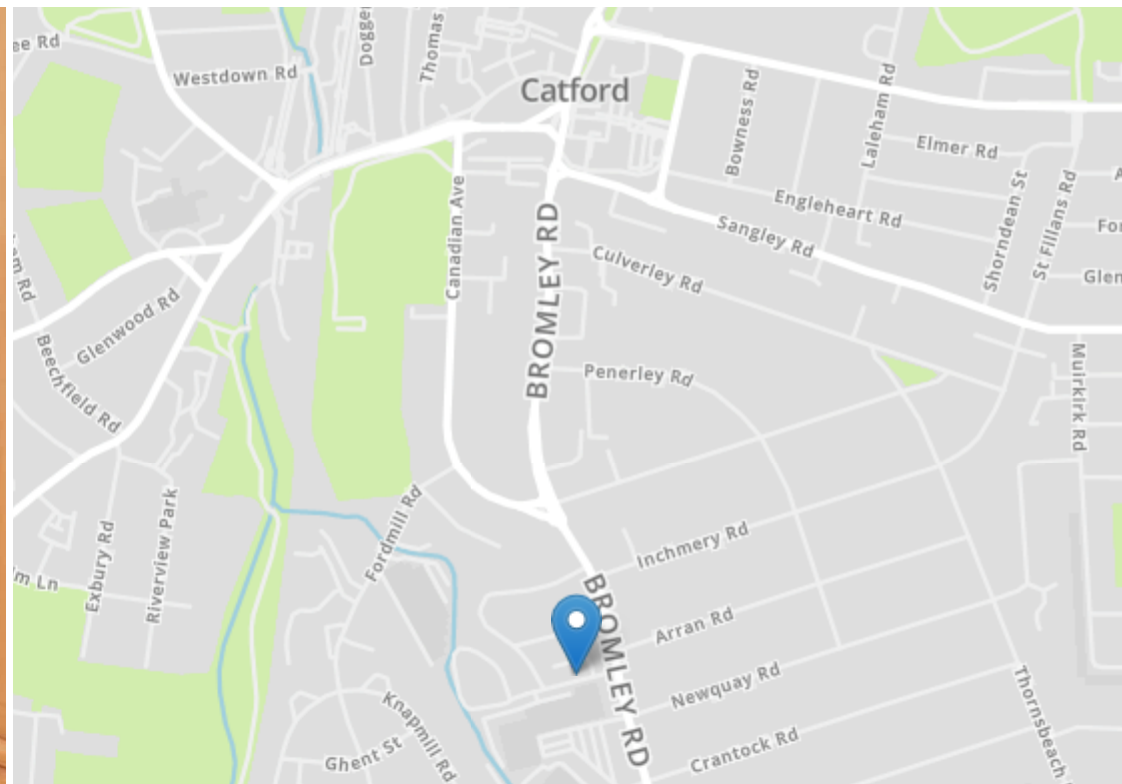


CHAIN FREE!  
TWO BEDROOMS  
0.5 MILES TO BELLINGHAM  
STATION

IDEAL FIRST TIME BUY  
TOTAL AREA: 712SQFT.  
0.7MI TO TWIN CATFORD STATIONS







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