

# Stanfords

— sales & lettings —



**Guide Price £395,000 Freehold**

2 bedroom terraced house

Cumberland Place

Catford

# Read all about it...

Offered with no onward chain, this light and modern two-bedroom terraced house presents an exciting opportunity for buyers looking for a move-in-ready home in a fantastic location.

Immaculately presented throughout, the ground floor features a contemporary kitchen leading into a spacious lounge opening onto the rear garden, creating an inviting space for relaxing and entertaining. Upstairs, you'll find two well-proportioned bedrooms, with the master bedroom offering built-in storage. A modern bathroom and convenient loft access for additional storage complete the first floor.

The property also benefits from allocated off-street parking. Ideally located for easy transport links into Central London via Hither Green Station, the local area also offers an excellent range of amenities, independent shops, and enticing places to eat and drink, making this property an ideal choice for those seeking both comfort and convenience.

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

## GROUND FLOOR

### Entrance Hall

Inset ceiling lights, laminate flooring.

### Kitchen

10' 0" x 5' 11" (3.05m x 1.80m)

Double-glazed window, track ceiling light, fitted kitchen units, sink with mixer tap and drainer, plumbing for washing machine, integrated oven, gas hob and extractor hood, radiator, tile flooring.

### Lounge

17' 3" x 11' 11" (5.26m x 3.63m)

Single-glazed windows and door to garden, inset ceiling spotlights, understairs storage cupboard, radiator, laminate flooring.

## FIRST FLOOR

### Landing

Inset ceiling spotlight, loft access, fitted carpet.

### Bedroom

11' 11" x 8' 8" (3.63m x 2.64m)

Double-glazed windows, inset ceiling spotlights, storage cupboards, radiator, fitted carpet.

### Bedroom

10' 5" x 6' 8" (3.17m x 2.03m)

Double-glazed window, inset ceiling spotlight, radiator, fitted carpet.

### Bathroom

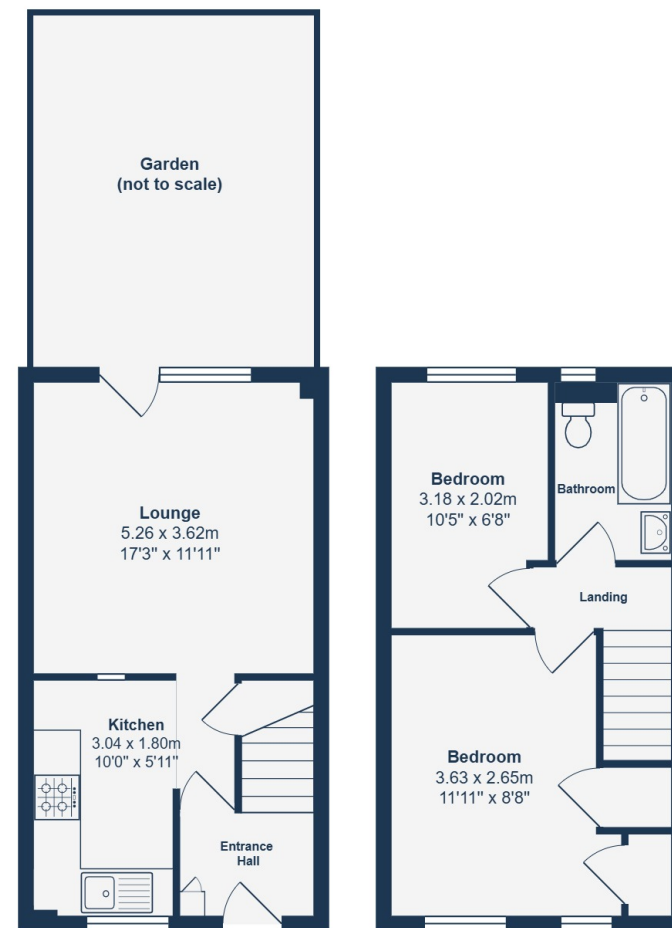
7' 6" x 4' 11" (2.29m x 1.50m)

Double-glazed window, inset ceiling spotlights, bathtub with shower and screen, washbasin on vanity unit, WC, radiator, vinyl flooring.

## OUTSIDE

### Garden

West facing paved garden with two storage sheds.



Ground Floor

First Floor

Total Area: 50.0 m<sup>2</sup> ... 539 ft<sup>2</sup>

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?

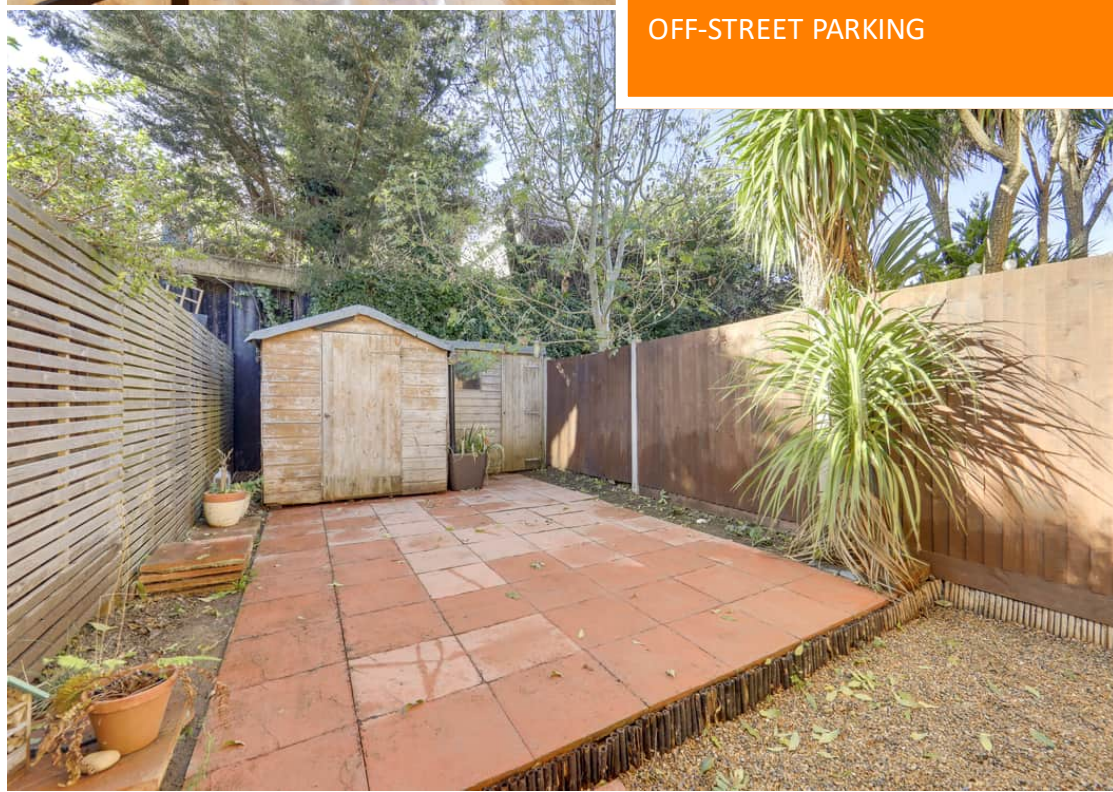
Call 020 8690 3656 or email us at [catford@stanfordstates.london](mailto:catford@stanfordstates.london) to arrange a viewing or request further information

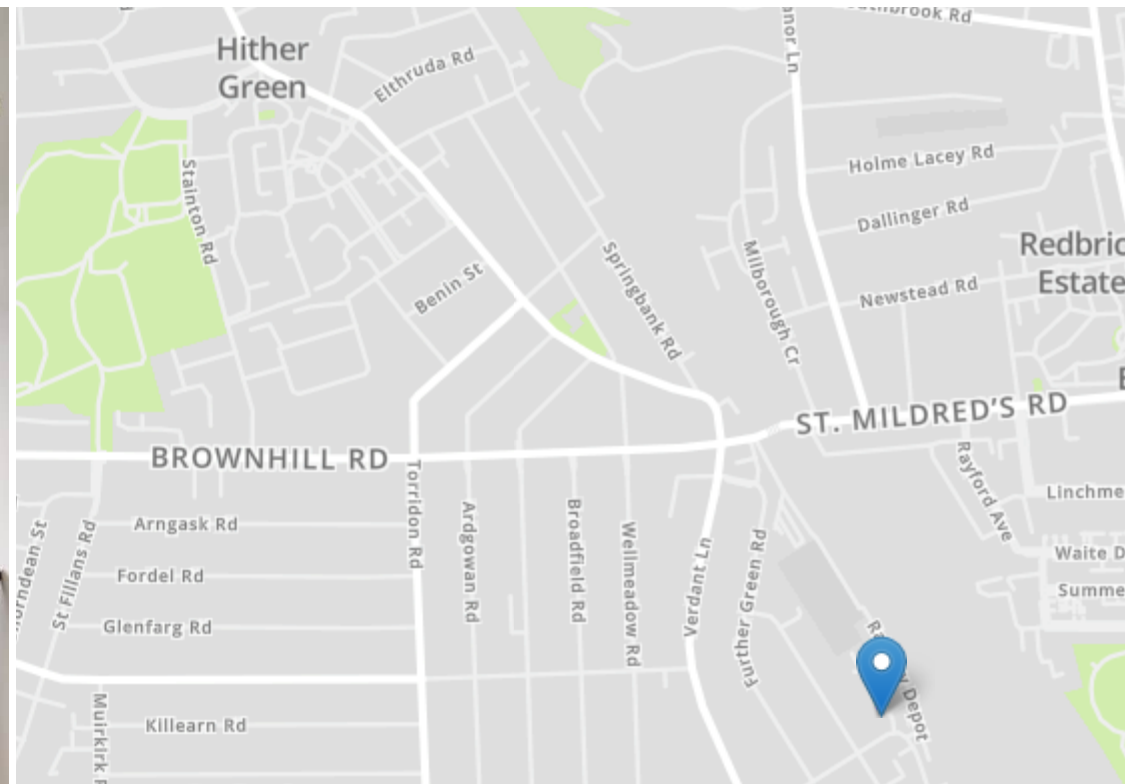
[www.stanfordstates.london](http://www.stanfordstates.london)



CHAIN FREE  
MODERN KITCHEN & BATHROOM  
OFF-STREET PARKING

FANTASTIC CONDITION  
APPROX 539SQFT.  
1MI FROM HITHER GREEN  
STATION





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		91
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	61	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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.