

# Stanfords

— sales & lettings —



**Guide Price £525,000 Freehold**

3 bedroom terraced house

Catford Hill

Catford

# Read all about it...

This three-bedroom family home, offered with no onward chain, is an ideal opportunity for a buyer looking to put their own stamp on their next home!

Conveniently located for great transport links from the Twin Catford stations and Catford Town Centre, where you'll find exciting places to eat and drink, as well as Catford Mews, a popular independent cinema, and a wide variety of shop and supermarkets all within walking distance. Popular among young families, Catford Hill is well situated for excellent nurseries and schools, including the Ofsted 'Outstanding' rated Rathfern Primary School, as well as plenty of green open spaces like Waterlink Way, a popular walking and cycling route.

Inside, the property offers over 1,100 sq ft of living space, featuring a lounge with bay windows, a separate dining room, spacious kitchen and downstairs WC to the rear. Upstairs, there are three bedrooms, all good-sized doubles, a family bathroom and access to the loft for storage.

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

## GROUND FLOOR

### Entrance Hall

### Lounge

13' 7" x 11' 7" (4.14m x 3.53m)

Double-glazed bay windows, pendant ceiling light, radiator, laminate wood flooring.

### Dining Room

11' 9" x 9' 8" (3.58m x 2.95m)

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

### Kitchen

16' 6" x 9' 5" (5.03m x 2.87m)

Double-glazed windows, ceiling light, fitted kitchen units, 1.5 bowl sink with mixer tap and drainer, freestanding oven with grill and hob, utility cupboard, radiator, vinyl flooring.

### WC

5' 9" x 3' 6" (1.75m x 1.07m)

Double-glazed window, ceiling light, WC, wall-mounted washbasin, radiator, vinyl flooring.

## FIRST FLOOR

### Landing

### Bedroom

15' 2" x 13' 7" (4.62m x 4.14m)

Double-glazed windows, pendant ceiling light, radiators, fitted carpet.

### Bedroom

11' 9" x 9' 8" (3.58m x 2.95m)

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

### Bathroom

7' 4" x 6' 1" (2.24m x 1.85m)

Double-glazed window, ceiling light, bathtub with shower attachment, pedestal washbasin, WC, radiator, vinyl flooring.

### Bedroom

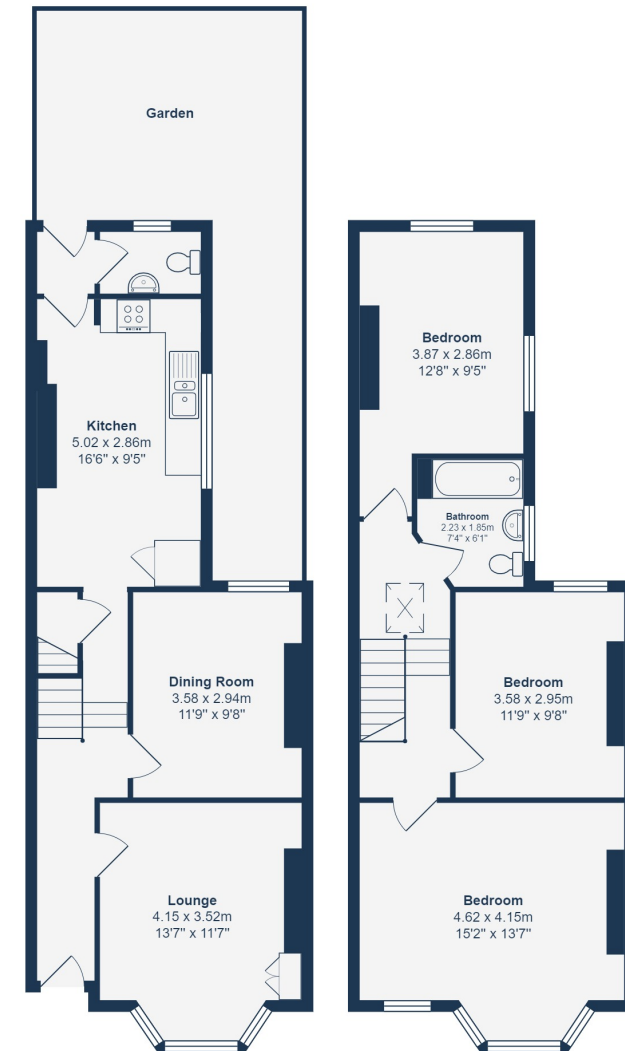
12' 8" x 9' 5" (3.86m x 2.87m)

Double-glazed windows, ceiling light, radiator, laminate wood flooring.

### OUTSIDE

### Garden

Paved garden.



**Ground Floor**  
Area: 51.8 m<sup>2</sup> ... 558 ft<sup>2</sup>

**First Floor**  
Area: 52.2 m<sup>2</sup> ... 562 ft<sup>2</sup>

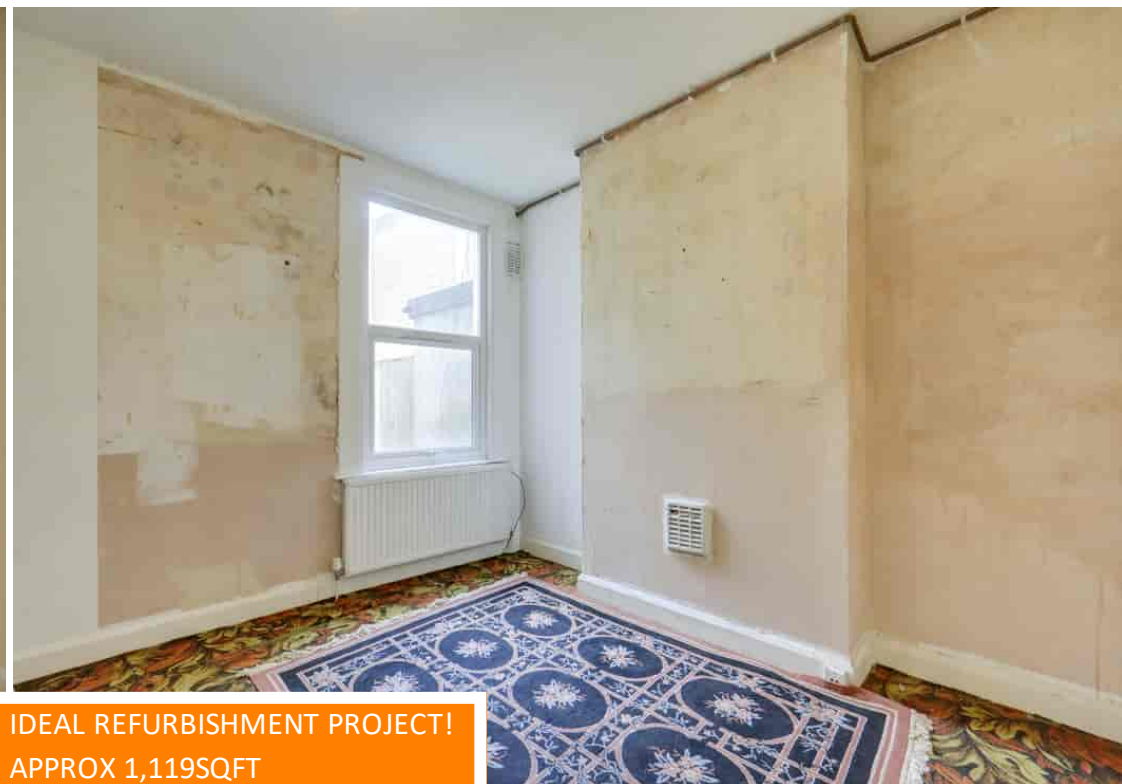
Total Area: 104.0 m<sup>2</sup> ... 1119 ft<sup>2</sup> (excluding garden)

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.

Like what you see?

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to arrange a viewing or request further information

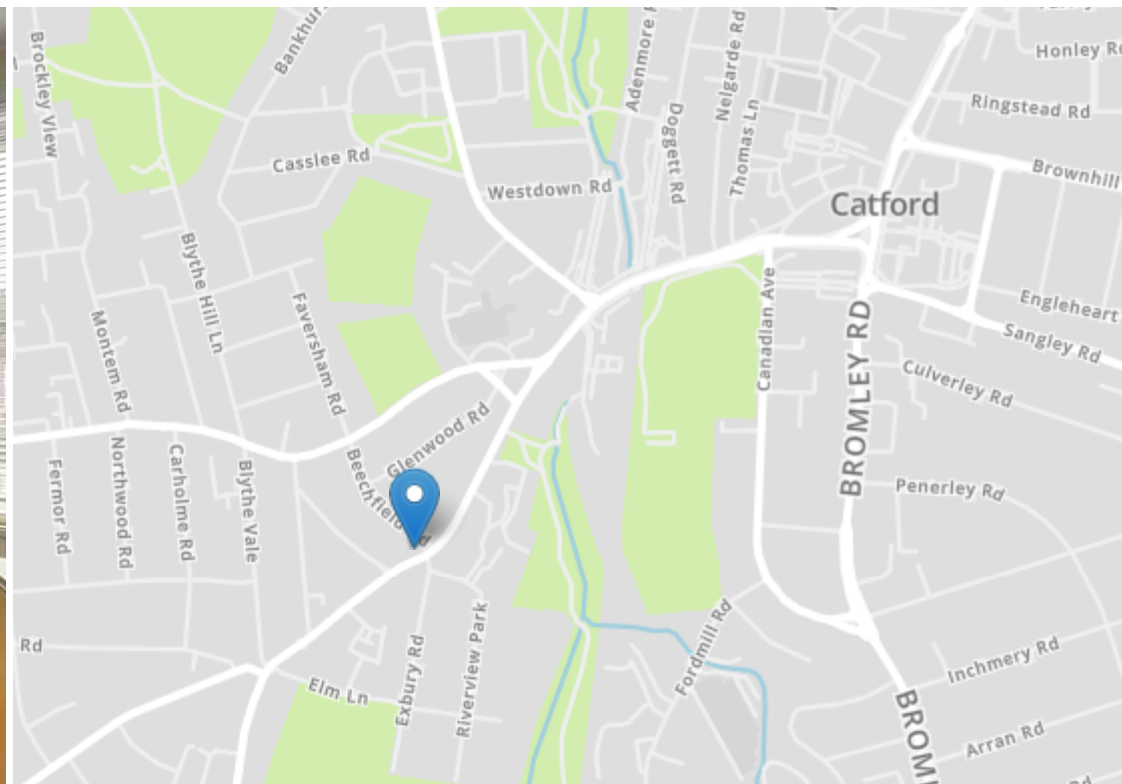
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THREE BEDROOM FAMILY HOME  
POTENTIAL TO EXTEND (STPP)  
GOOD SCHOOL CATCHMENT AREA

IDEAL REFURBISHMENT PROJECT!  
APPROX 1,119SQFT  
CLOSE TO TWIN CATFORD  
STATIONS





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(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



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