



Guide Price £600,000 Freehold
3 bedroom end of terrace house

Laleham Road
Catford

Read all about it...

Located on the borders of Catford & Hither Green this unique 3 bedroom end-of-terrace house has been creatively modernised into a stunning architect-designed family home.

Internally the ground floor of the property features a welcoming lounge to the front and to the rear, the pièce de résistance: a beautifully extended kitchen/dining room with it's unique polished concrete floor with underfloor heating and sliding doors leading out to a bright West-facing courtyard style garden. Downstairs also benefits from plenty of storage and a handy WC. The first floor comprises of a double bedroom, single bedroom/study, family bathroom and stairs to the impressive loft conversion. The second-floor loft conversion offers an expansive master suite with panoramic window boasting views over London, eaves storage and an en-suite shower room as well as fitted A/C unit. Externally the garden is set up to offer a low maintenance outside space with a hardwood cedar decking and artificial lawn, perfect for sun-drenched summer evenings, whilst Victorian style tiling leads down to the rear garage. The property has been cleverly designed from top to bottom to include stylish lighting, integrated storage solutions, panoramic windows and skylights, all with a contemporary feel.

The property is a few minutes walk to the beautiful Mountsfield Park, near to good and outstanding schools. The property is also excellently located for transport in between the Twin Catford Stations, Hither Green & Ladywell. Lewisham for DLR is also easily accessible.

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

**END OF TERRACE FAMILY HOME
EXTENDED KITCHEN
TOTAL AREA: 906SQFT
(1,045SQFT INCLUDING GARAGE)
MOUNTSFIELD PARK NEAR BY**

**THREE BEDROOMS
WEST FACING GARDEN WITH
GARAGE
0.7MI TO HITHER GREEN
STATION
0.7MI TO TWIN CATFORD
STATIONS**



Like what you see?

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



GROUND FLOOR

Entrance Hall

Pendant light, storage cupboard, engineered wood flooring

Lounge

12' 6" x 12' 0" (3.81m x 3.66m)

Double glazed bay window to front, picture rail, coved ceiling, radiator, engineered wood flooring.

W/C

Pendant light, free standing wash basin, radiator, W/C, wood engineered flooring

Kitchen/Dining Room

16' 3" x 12' 0" (4.95m x 3.66m)

Pendant lights, skylight, radiator, matching wall and base units, stainless steel sink with drainer and single mixer tap, integrated electric hob and oven, integrated dishwasher, integrated fridge/freezer, polished concrete flooring with underfloor heating, double glazed sliding doors to garden

FIRST FLOOR

Bedroom

12' 6" x 12' 0" (3.81m x 3.66m)

Pendant light, double glazed bay window to front, radiator, fitted wardrobes, engineered wood flooring

Bedroom

7' 2" x 6' 4" (2.18m x 1.93m)

Pendant light, double glazed window to side, radiator, engineered wood flooring

Bathroom

6' 4" x 5' 0" (1.93m x 1.52m)

Ceiling light, double glazed window to rear, wall mounted wash basin, panel enclosed bathtub/shower, heated towel rail, W/C, tile flooring

SECOND FLOOR

Bedroom

15' 11" x 11' 3" (4.85m x 3.43m)

Pendant lights, skylight, fitted wardrobe, eaves storage, fitted carpet

En-Suite

Spotlights, skylight, wall mounted wash basin, walk-in shower, W/C, tile flooring

OUTSIDE

Garden

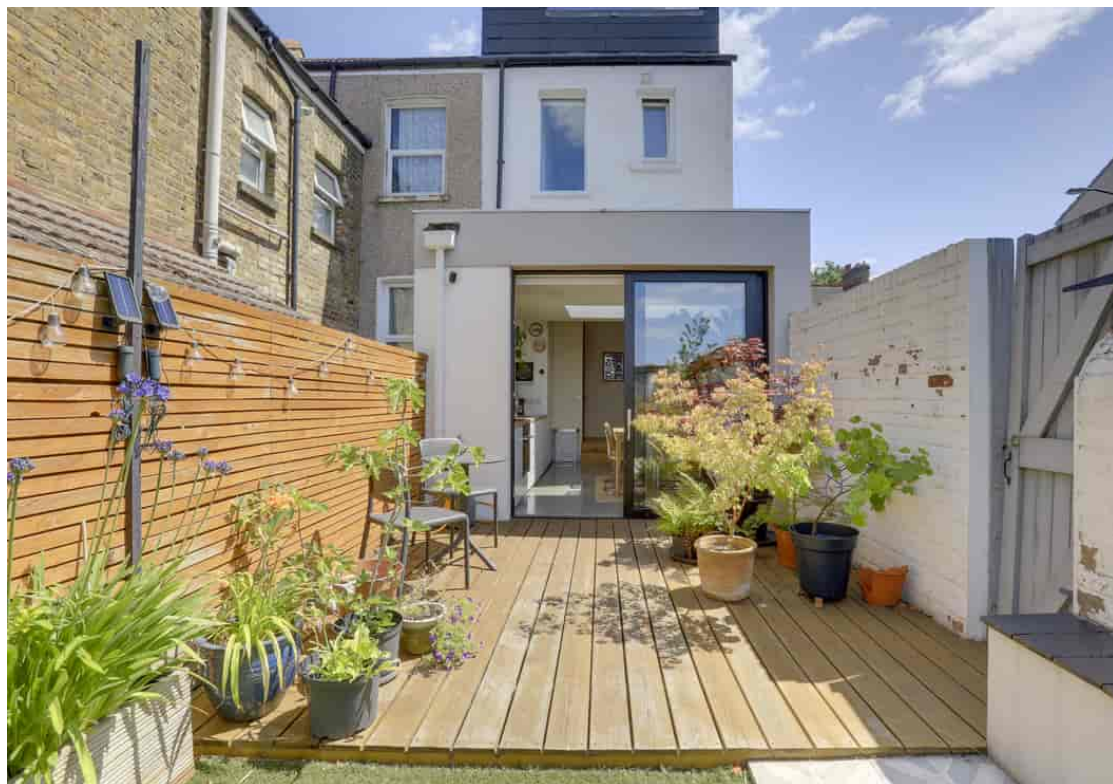
Decked seating area, artificial lawn

Garage

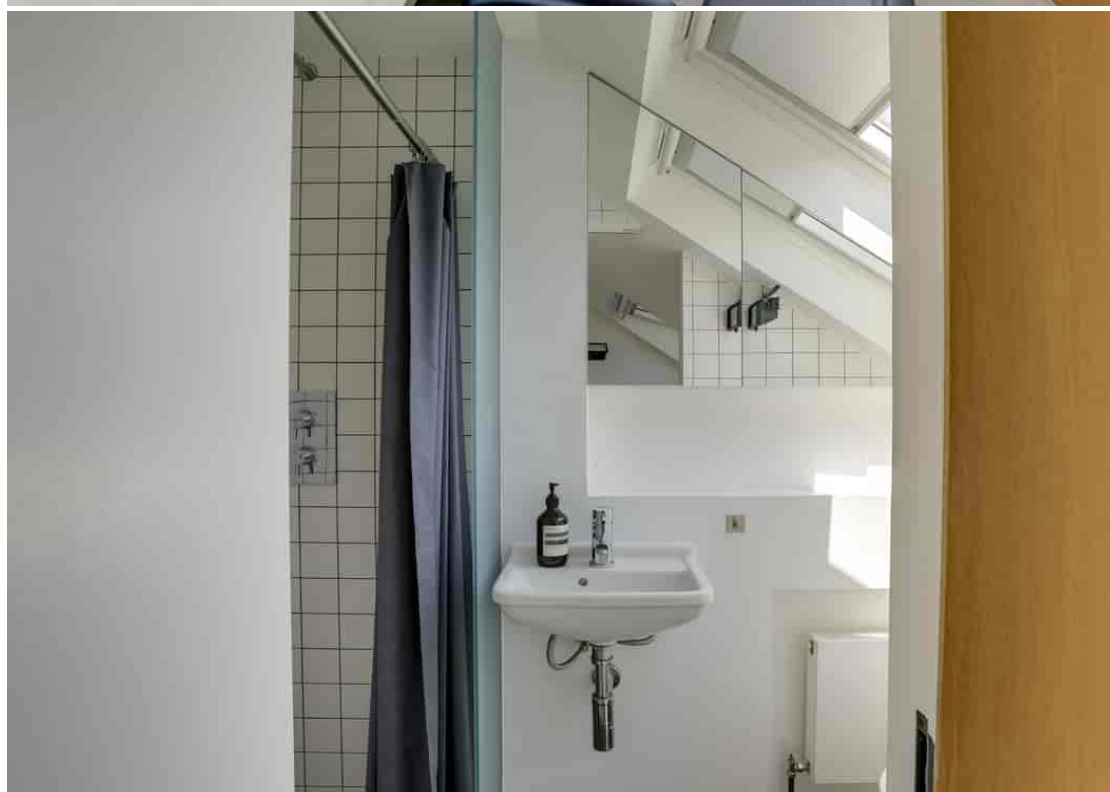
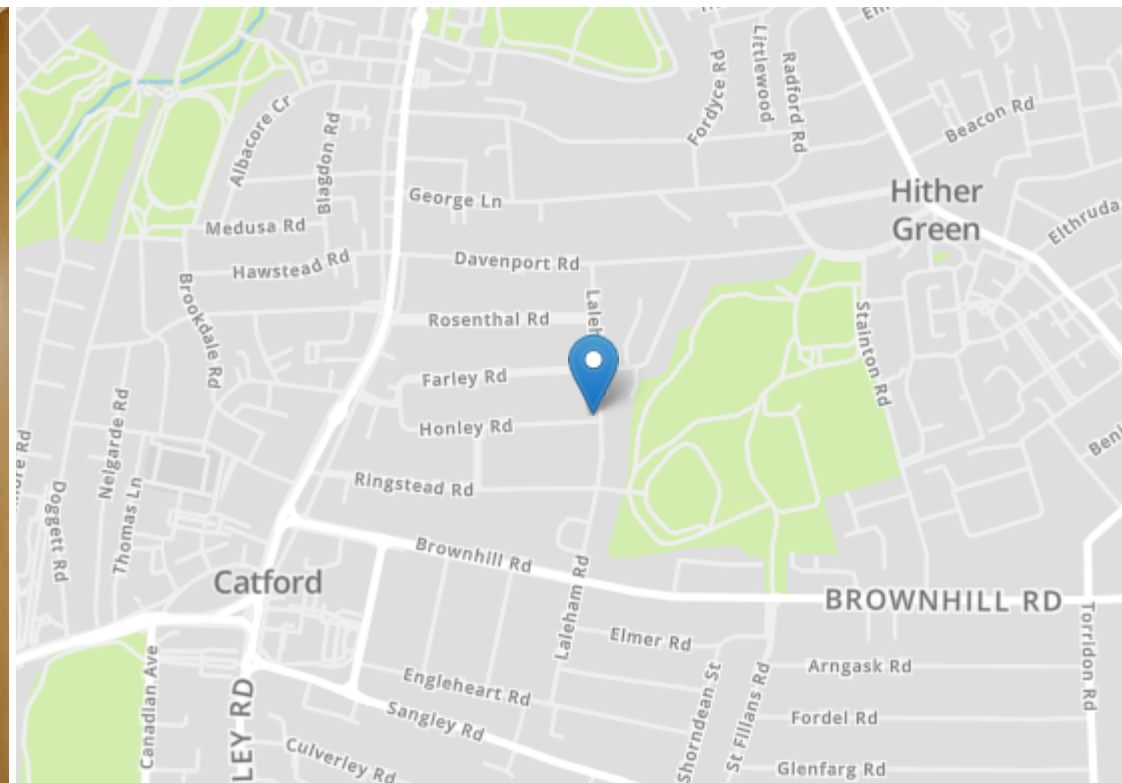
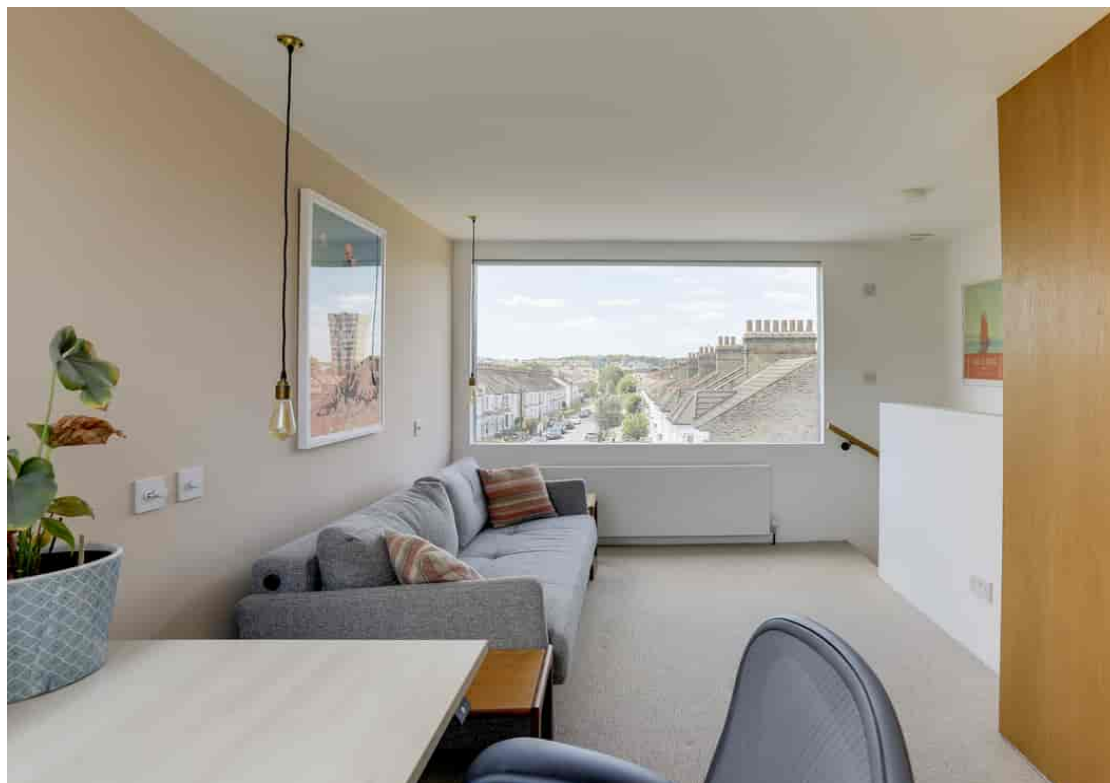


Total Area: 84.2 m² ... 906 ft² (excluding garage) - 1,045sqft (including garage)

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.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	66	
(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.