

# Stanfords

— sales & lettings —



**Guide Price £700,000 Freehold**

3 bedroom terraced house

Glenwood Road

Catford



## Read all about it...

A spacious three-bedroom family home, situated on the borders of Catford and Forest Hill, offering modern and well-designed accommodation throughout.

Beautifully presented and spanning over 1,300 sqft of internal living space, the ground floor features a welcoming entrance hall with striking decorative floor tiles leading to an open-plan lounge and dining room with bay windows at the front and French doors opening to the garden. The galley kitchen opens to a light-filled conservatory, creating a delightful space for cooking and entertaining, flooded with natural light from dual-aspect windows. Additionally, there is a convenient downstairs WC.

Upstairs, the first floor boasts two double bedrooms, one with a modern ensuite shower room, perfect for guests. The expansive family bathroom features a whirlpool bathtub and a separate walk-in shower. The loft has been extended to create a further double bedroom filled with natural light and benefiting from ample storage space within the eaves.

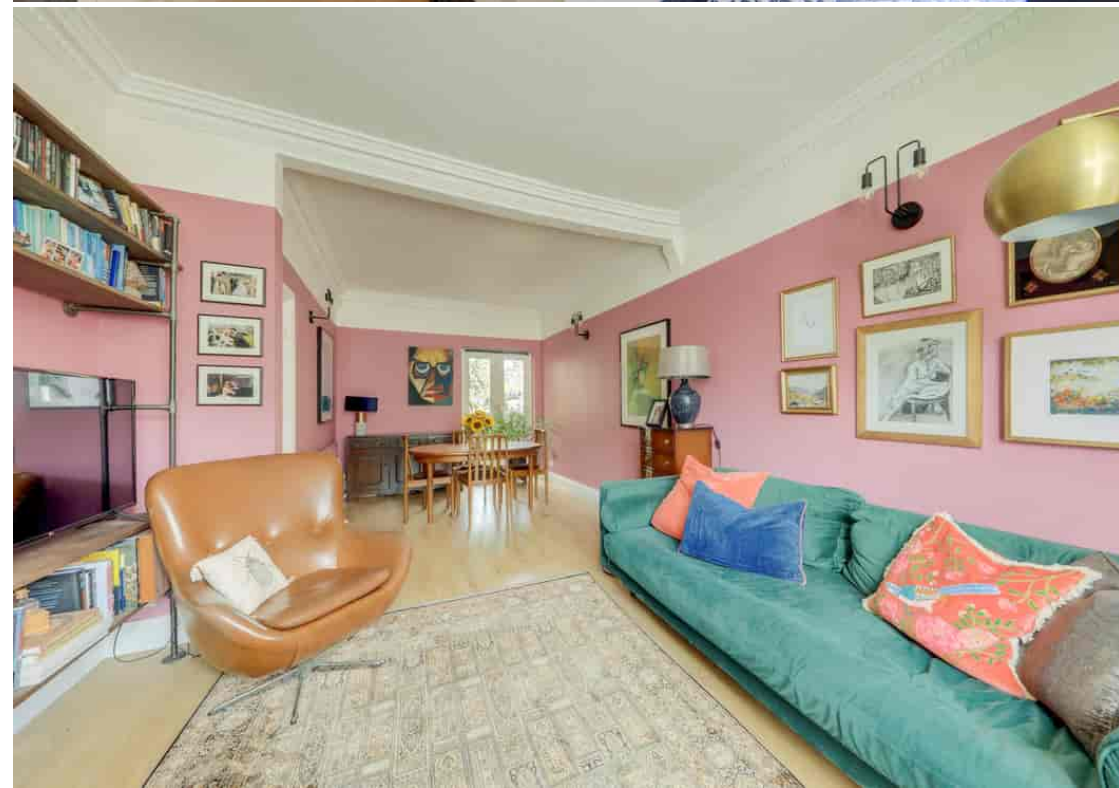
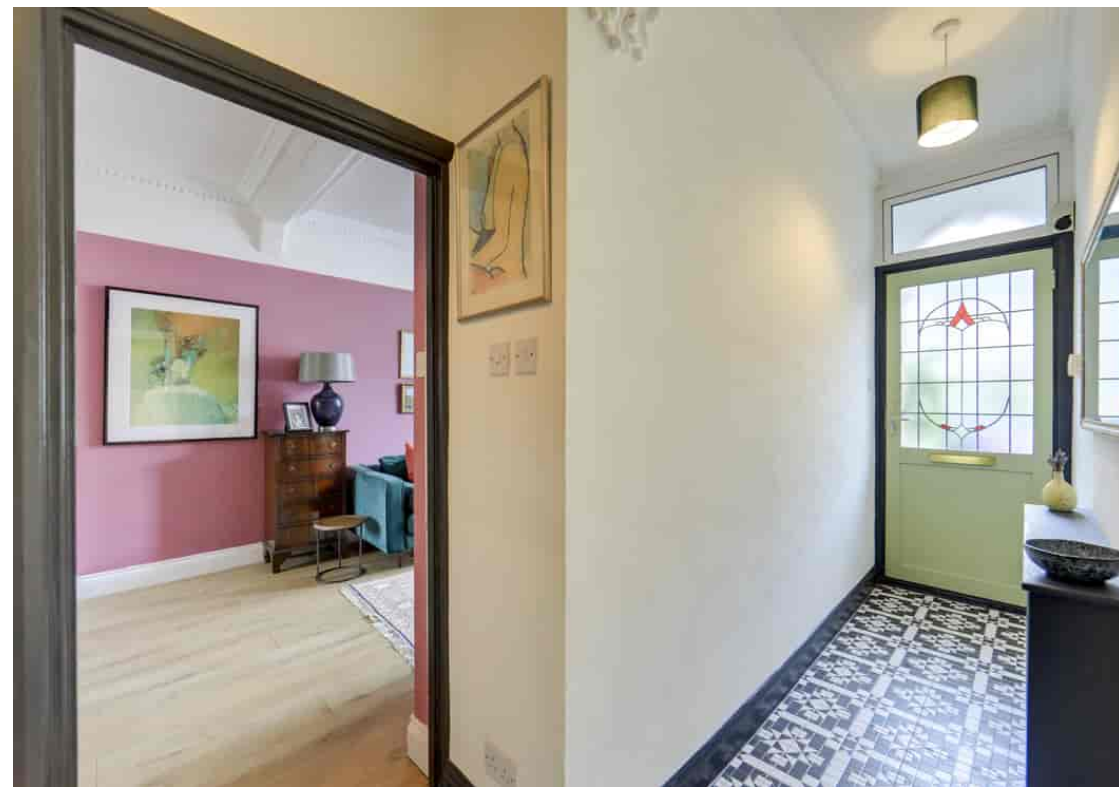
Stepping outside, the southeast-facing garden has been lovingly maintained, providing a tranquil oasis to enjoy warm summer days along with a versatile garden studio.

Nestled on a quiet residential street on the borders of Catford and Forest Hill, this property is perfect for those seeking fast transport links and a vibrant local community. The area offers a diverse selection of shops, supermarkets, and exciting places to eat and drink. Known for its family-friendly atmosphere, Glenwood Road is well-served by nurseries and schools, including the Ofsted 'Outstanding' rated Rathfern Primary School, and offers plenty of green spaces, such as Blythe Hill Fields and Waterlink Way, a popular walking and cycling route. Excellent transport links are available, with the twin Catford stations just 0.2 miles away, providing frequent bus and rail connections.

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

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## GROUND FLOOR

### Entrance Hall

Pendant ceiling lights, radiator, tile flooring.

### Reception Room

11' 3" x 11' 0" (3.43m x 3.35m)

Double-glazed bay windows, wall-mounted lights, radiator, wood flooring.

### Dining Room

11' 2" x 9' 5" (3.40m x 2.87m)

Double-glazed French doors to garden, wall-mounted lights, radiator, wood flooring.

### Kitchen

18' 9" x 9' 0" (5.71m x 2.74m)

Double-glazed windows, ceiling light, fitted kitchen units, 1.5 bowl sink with mixer tap and drainer, plumbing for washing machine and dishwasher, integrated oven, grill, gas hob and extractor hood, radiator, tile flooring.

### Conservatory

10' 8" x 8' 10" (3.25m x 2.69m)

Double-glazed windows and French doors to garden, wall-mounted lights, tile flooring.

### WC

2' 1" x 4' 11" (0.64m x 1.50m)

Ceiling light, washbasin, WC, tile flooring.

## FIRST FLOOR

### Landing

### Bedroom

14' 9" x 10' 10" (4.50m x 3.30m)

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

### Bathroom

11' 0" x 9' 3" (3.35m x 2.82m)

Double-glazed window, ceiling light, bathtub, walk-in shower, washbasin on vanity unit, WC, heated towel rail, tile flooring.

### Bedroom

12' 3" x 9' 0" (3.73m x 2.74m)

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

### Ensuite

6' 1" x 5' 8" (1.85m x 1.73m)

Double-glazed window, ceiling light, walk-in shower, washbasin on vanity unit, WC, tile flooring.

## SECOND FLOOR

### Bedroom

16' 5" x 10' 10" (5.00m x 3.30m)

Double-glazed windows, Velux roof window, inset ceiling spotlights, eaves storage, radiator, wood flooring.

## OUTSIDE

### Garden

Paved garden with raised plant bed borders and garden studio.

### Garden Studio

Garden shed with French doors, window and power supply.



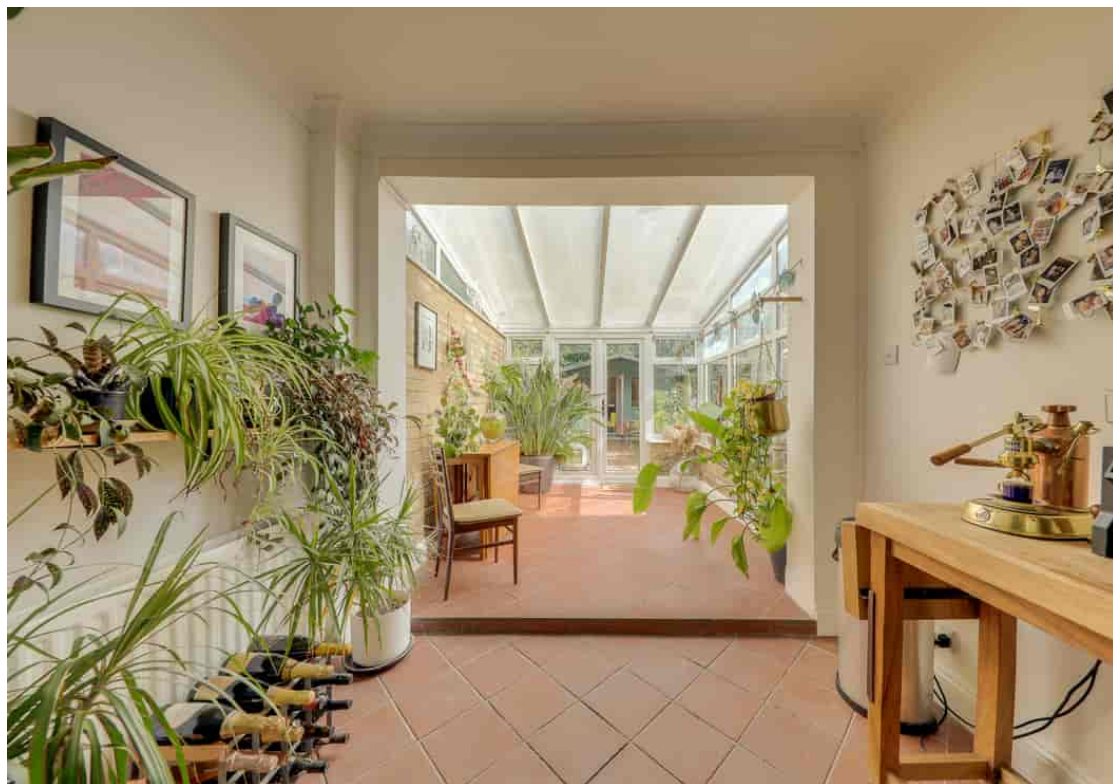


Total Area: 125.4 m<sup>2</sup> ... 1350 ft<sup>2</sup> (excluding eaves storage, garden studio)

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.

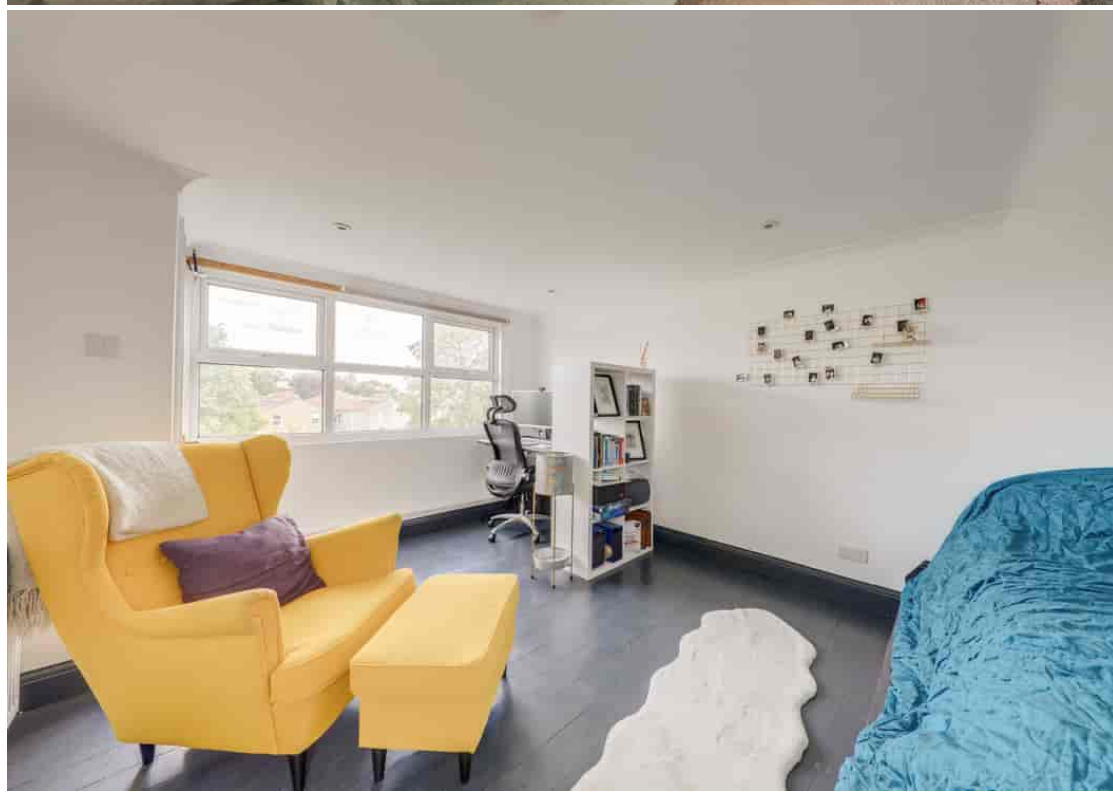
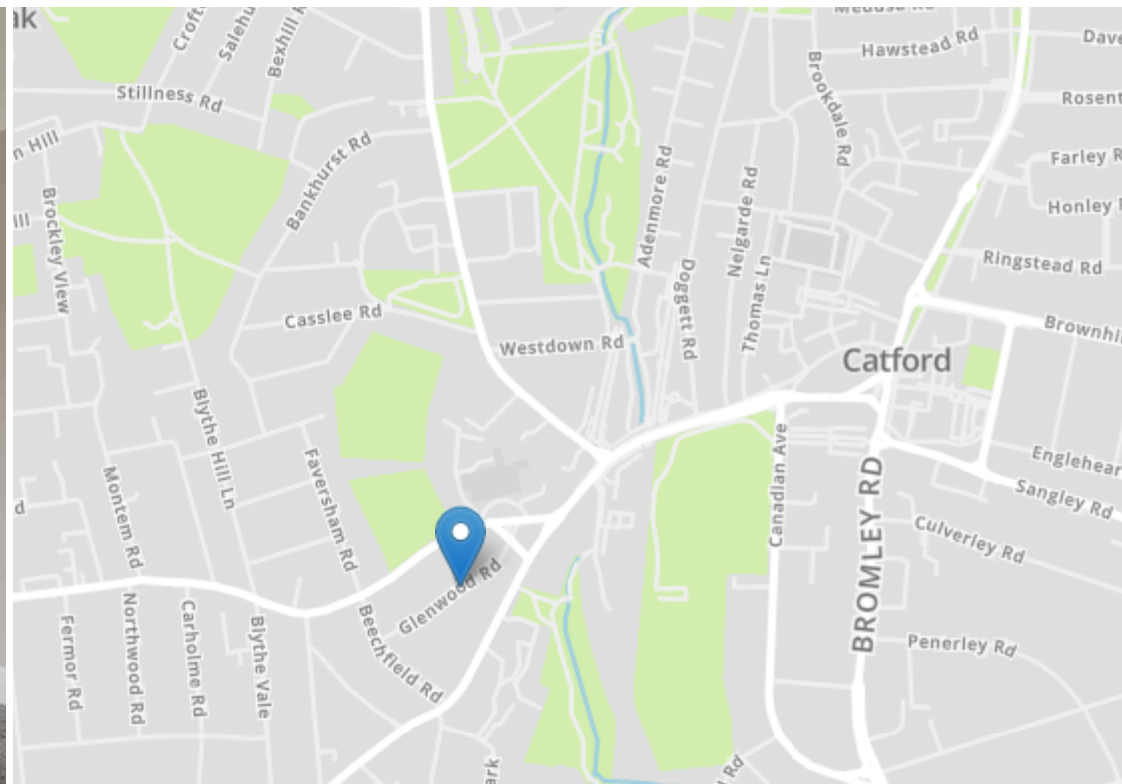
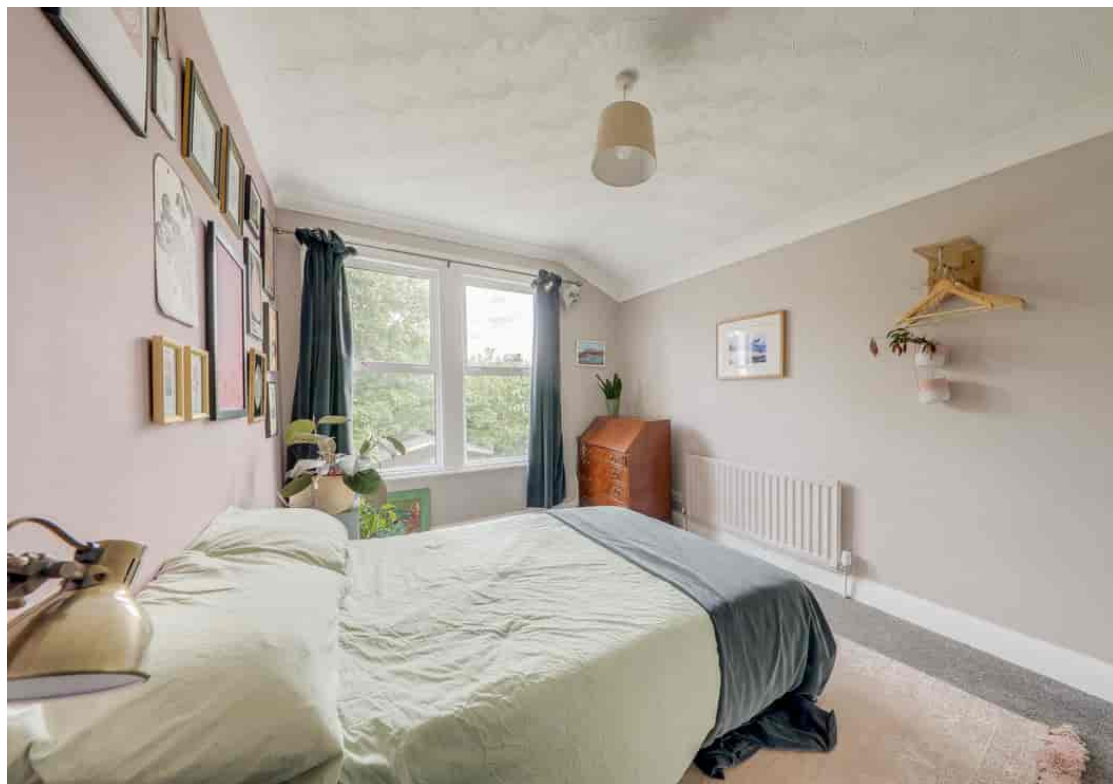












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	33	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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