

Stanfords

— sales & lettings —



Guide Price £750,000 Freehold
5 bedroom terraced house

Nelgarde Road
Catford

Read all about it...

****Guide Price: £750,000 - £775,000**** Offered to the market chain free is this beautifully presented and extended 5-bedroom family home on a quiet residential street, close to local amenities - perfect for a growing family.

Situated on Nelgarde Road, this inviting London stock brick-fronted house is ideal for anyone looking for more space. On the ground floor, there are 2 reception rooms to the front of the house, currently opened up offering flexible living space and to the rear is the spacious kitchen/diner with bi-fold doors out to West-facing garden. The property also benefits from a large cellar. Upstairs, and on the first floor are 3 double bedrooms including the substantial 15'+ wide main bedroom with exposed brick, bright bay window with window seat and fitted wardrobes. Also on the first floor is the family bathroom. On the second floor are a further two good sized bedrooms and modern shower room with additional storage in the eaves.

Ideally located for the Twin Catford Stations and local bus routes, this home offers excellent transport links into Central London and surrounding areas. Likewise, there's plenty of local amenities, with shops, supermarkets and pubs. Popular among young families, it is well-served by sought-after nurseries and schools, including Holbeach Primary and St Dunstan's College. Outdoor enthusiasts will appreciate the abundance of green spaces nearby, including the popular Ladywell Fields, just a short stroll away.

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

**CHAIN FREE!
LOFT EXTENDED
WEST FACING GARDEN
0.2MI TO TWIN CATFORD
STATIONS**

**5 BED FAMILY HOME
LARGE CELLAR
TOTAL AREA: 1,442SQFT.
CLOSE TO LOCAL AMENITIES
AND PARKS**



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 ceiling light, radiator, original floorboards.

Reception Room

13' 6" x 11' 7" (4.11m x 3.53m)

Ceiling rose, pendant ceiling light, double glazed bay window to front, alcove shelving, fireplace with marble hearth, radiator, original floorboards. Open to:

Reception Room

11' 6" x 9' 5" (3.51m x 2.87m)

Ceiling rose, pendant ceiling light, double glazed window to rear, alcove shelving, fireplace surround with tiled hearth, radiator, original floorboards.

Kitchen / Diner

19' 5" x 9' 7" (5.92m x 2.92m)

Inset spotlights, double glazed window to side, fitted kitchen with matching wall and base units, solid oak worktop, ceramic butler sink, gas hob with tiled splashback, extractor hood, electric over, integrated dishwasher, space for fridge/freezer, tiled flooring. Door to cellar. Bi-fold doors to garden.

FIRST FLOOR

Landing

Pendant ceiling lights, radiator, fitted carpet.

Bedroom

15' 1" x 13' 6" (4.60m x 4.11m)

Pendant ceiling light, double glazed windows to front, fitted wardrobes and shelving, window seat with storage, radiator, fitted carpet.

Bedroom

11' 6" x 9' 5" (3.51m x 2.87m)

Pendant ceiling light, double glazed window to rear, fitted wardrobe, radiator, original floorboards.

Bathroom

8' 5" x 5' 2" (2.57m x 1.57m)

Inset spotlights, double glazed window to side, panel enclosed bath with shower and glass screen, basin with vanity unit, tiled splashback, WC with hidden cistern, heated towel rail, tiled flooring.

Bedroom

10' 8" x 9' 7" (3.25m x 2.92m)

Pendant ceiling light, double glazed window to rear, radiator, original floorboards.

SECOND FLOOR

Bedroom

14' 2" x 10' 9" (4.32m x 3.28m)

Inset spotlights, skylights to front, radiator, engineered wood flooring. Access to eaves storage.

Shower Room

8' 7" x 5' 8" (2.62m x 1.73m)

Inset spotlights, double glazed window to rear, walk-in shower with crittall style glass screen, basin with tiled splashback and vanity unit, heated towel rail, WC, tiled flooring.

Bedroom

11' 1" x 9' 0" (3.38m x 2.74m)

Inset spotlights, double glazed window to rear, fitted wardrobe, radiator, engineered wood flooring.

OUTSIDE

Garden

Concrete seating area leading to laid lawn with mature trees and shrubs.

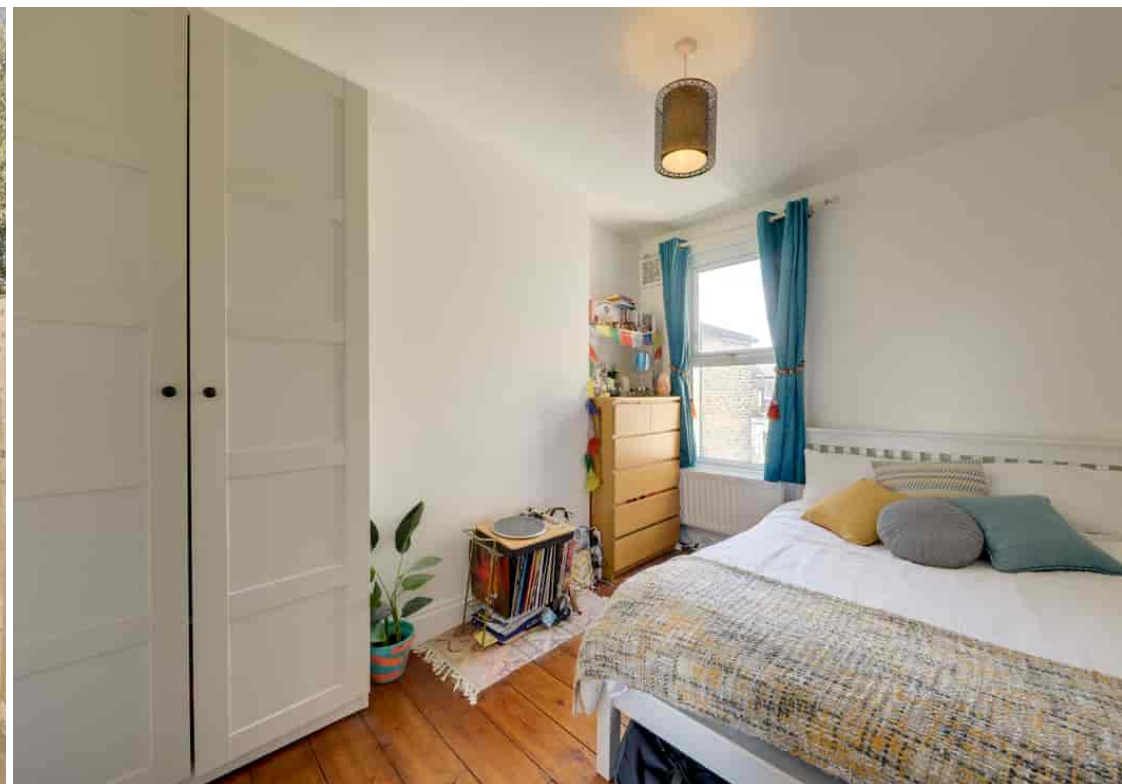
CELLAR



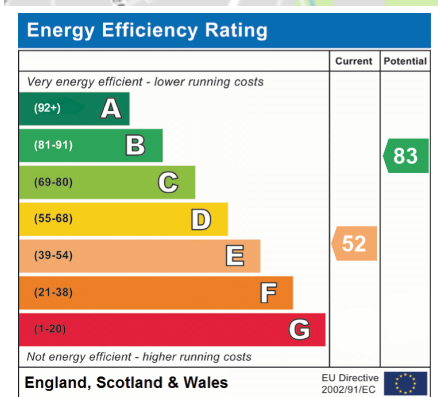
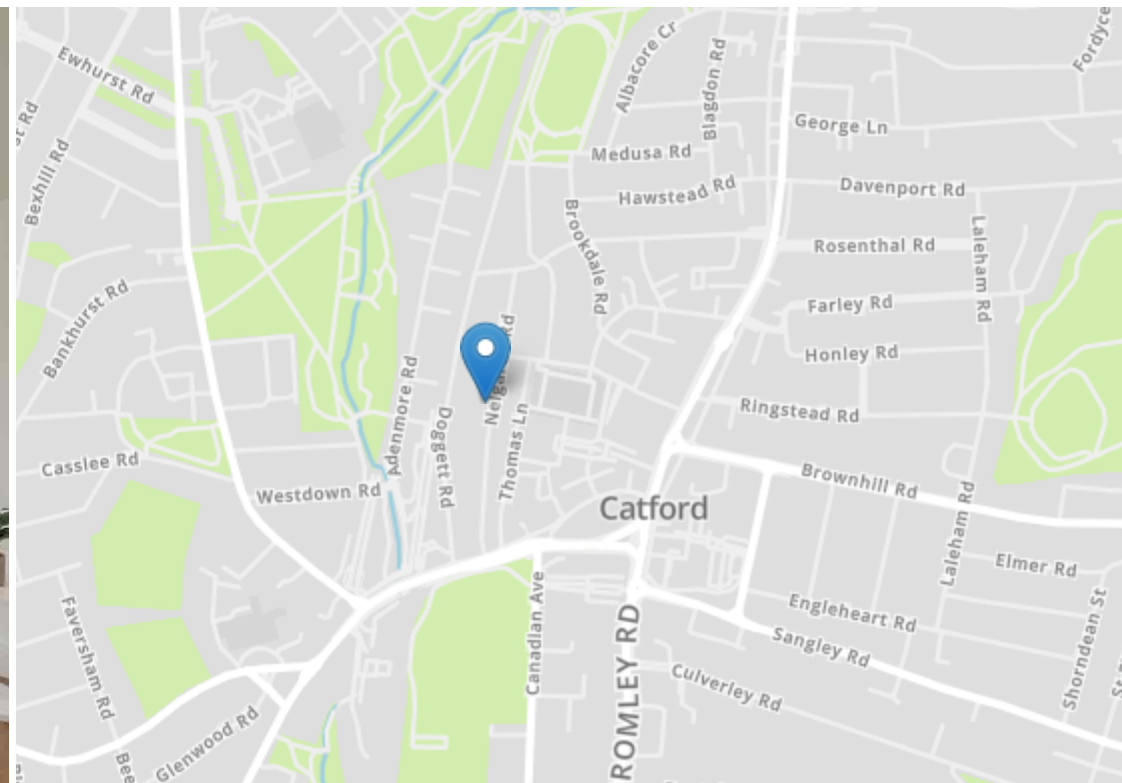
Total Area: 134.0 m² ... 1442 ft² (excluding eaves storage)

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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