



Stanfords  
— sales & lettings —

**Guide Price £850,000 Freehold**  
4 bedroom semi-detached house

Bellingham Road  
Catford

## Read all about it...

This beautiful four-bedroom family home is located on Bellingham Road, in the heart of Catford, just outside of the Culverley Conservation Area.

Internally, the ground floor comprises; a welcoming entrance hall, a spacious lounge and dining room both featuring a fireplace with double French doors leading out into a large 180sqm garden with mature shrubbery and trees and a back gate with rear access to the communal driveway, a modern kitchen with side access to the garden, a three-piece bathroom and beautifully maintained wood floorboards which is consistent throughout the house.

The first floor features a master bedroom with ensuite, 3 generous double bedrooms as well as additional space which can be used as a study and includes access to the loft, and a family bathroom and plenty of storage space.

Located just 0.2 miles to Bellingham station and a mile from the twin Catford stations providing a range of commuter services into Central London, and in close proximity to a variety of amenities, including a Co-op and local independent shops and cafes. Catford town centre can be found less than a mile away and has a wide range of boutique shops, bars and restaurants.

Tenure: Freehold



**FOUR BEDROOMS**  
**TOTAL AREA - 1,586SQFT.**  
**SEMI - DETACHED HOUSE**

**SOUTH FACING GARDEN**  
**0.2 MILES TO BELLINGHAM**  
**STATION**  
**0.2 MILES TO FORSTER**  
**MEMORIAL PARK**

**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



## GROUND FLOOR

### Entrance Hall

Chandelier and two pendant lights, double doors, wood floorboards

### Lounge

17' 10" x 13' 9" (5.44m x 4.19m)

Pendant light, front-facing single glazed bay windows, radiators, fireplace, wood floorboards

### Bathroom

Ceiling light, side facing double glazed UPVC window, washbasin with vanity unit, shower, heated towel rail, W/C, tile flooring

### Kitchen

15' 11" x 8' 3" (4.85m x 2.51m)

Spotlights, rear-facing double glazed UPVC bay window, stained glass window, matching wall and base units, stainless steel sink with drainer and single tap, wood floorboards, door to garden

### Dining Room

15' 11" x 11' 10" (4.85m x 3.61m)

Pendant light, stained glass window, radiator, fireplace, wood floorboards, double doors to garden

## FIRST FLOOR

### Landing

Pendant light, side-facing single glazed stained glass sash window, storage cupboard, wood floorboards

### Bathroom

Ceiling light, side facing double glazed UPVC window, free-standing washbasin, panel enclosed bath/shower, W/C, tile flooring

### Bedroom

10' 1" x 9' 6" (3.07m x 2.90m)

Ceiling light, rear-facing single glazed sash window, radiator, wood floorboards

### Bedroom

15' 11" x 10' 8" (4.85m x 3.25m)

Ceiling light, rear-facing single glazed sash windows, radiators, fireplace, wood floorboards

### Study

Access to loft

### Bedroom

14' 10" x 7' 11" (4.52m x 2.41m)

Ceiling light, front-facing single glazed window, radiator, wood floorboards

### Bedroom

16' 3" x 12' 3" (4.95m x 3.73m)

Ceiling light, front-facing single glazed bay window, radiator, wood floorboards

### Ensuite

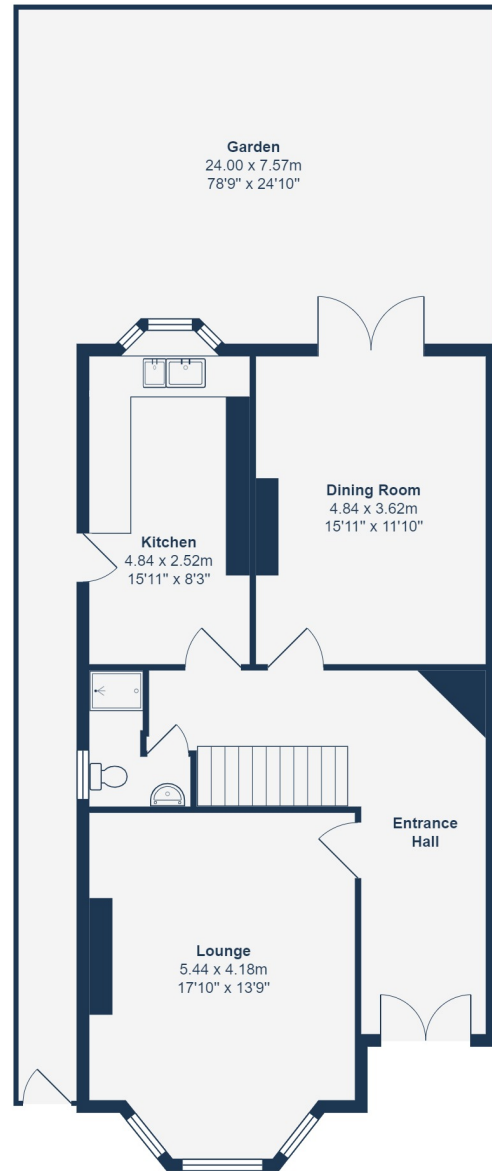
Ceiling light, free-standing washbasin, walk-in shower, W/C, tile flooring

## OUTSIDE

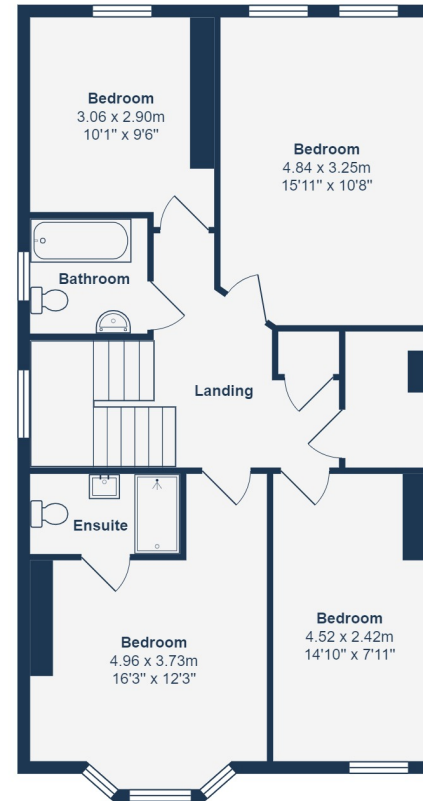
### Garden

24.0m x 7.57m (78' 9" x 24' 10")

Paved pathway, mature shrubbery and trees, rear access to communal driveway



**Ground Floor**



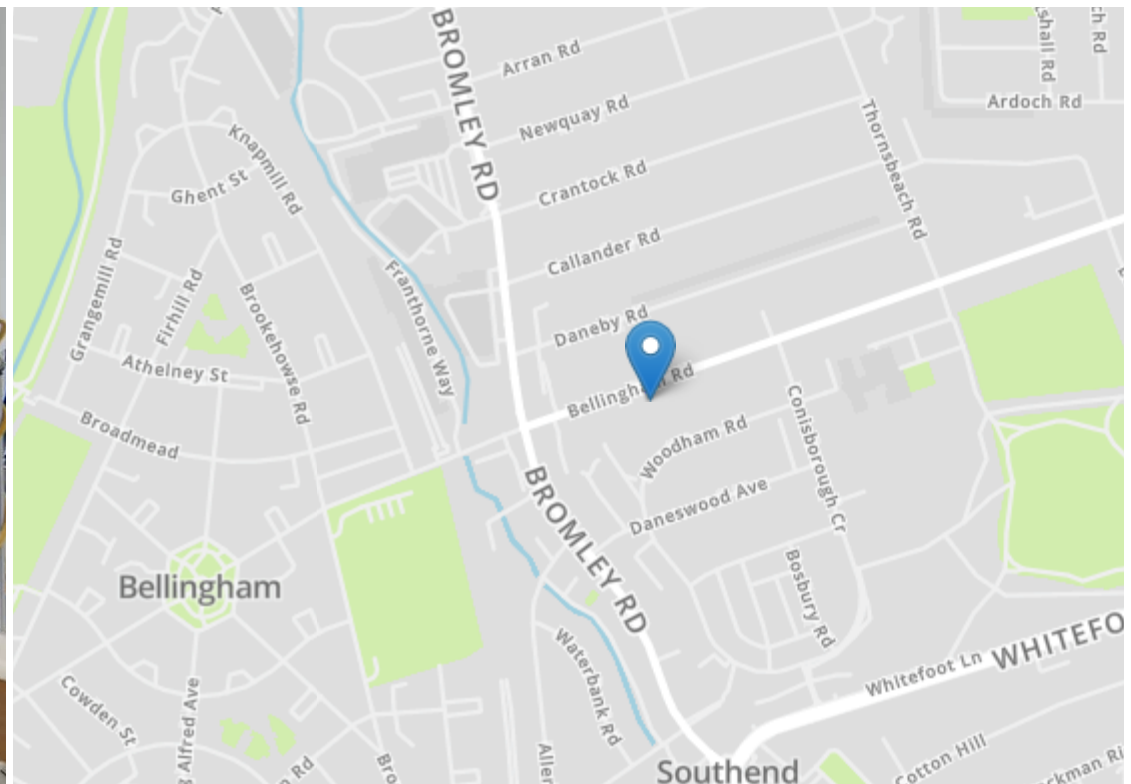
**First Floor**

Total Area: 147.3 m<sup>2</sup> ... 1586 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.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	57	
(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.