

Stanfords
— sales & lettings —



£750,000 Freehold
3 bedroom semi-detached house

Daneby Road
Catford

Read all about it...

Located in the fabulous tree-lined Daneby Road, is this 1930's property which is perfect for a growing family.

Bright and spacious throughout, this home boasts a 15' 1" lounge with large bay windows to the front of the property, and to the rear is the kitchen and separate dining room leading onto a 20'3" conservatory and vast garden - perfect for entertaining or simply enjoying the sun. There's also a downstairs WC tucked under the stairs. The first floor consists of three very generous double bedrooms, and a three-piece, family bathroom with a bath and overhead shower. The property also benefits from an attached garage and off-street parking.

Daneby Road is spoilt for choice for public transport with both Bellingham Station and the Twin Catford Stations under a mile away with direct trains to London Bridge, Charing Cross and Farringdon. There are also plenty of bus routes from Bromley Road allowing for easy access to Lewisham for the DLR. Catford has a thriving town center featuring a selection of shops, cafes and an independent cinema. There's also the popular monthly food market and annual arts trail. Catford also has an increasing range of nightlife options, including some eclectic pubs, a summer roof top bar, restaurants and the beautiful, recently refurbished, Art Deco Catford Broadway Theatre. The Green Flag awarded Mountsfield Park is also in close proximity.

Tenure: Freehold | Council Tax: Lewisham Band

GROUND FLOOR

Porch

Entrance Hall

Pendant lights, understairs storage cupboard, stained glass window, door to the garage, hardwood flooring.

Lounge

4.59m x 4.27m (15' 1" x 14' 0")

Pendant light, sash bay window with blinders, picture rail, fireplace, radiators, hardwood flooring.

WC

Spotlight, handwash basin, WC, hardwood flooring.

Kitchen

3.67m x 2.55m (12' 0" x 8' 4")

Spotlights, double-glazed windows, quartz top surfaces, stainless steel sink, electric oven, induction hob with overhead fan extractor, integrated fridge/freezer, microwave & dishwasher, underfloor heating, tiled flooring.

Dining Room

3.96m x 3.68m (13' 0" x 12' 1")

Pendant light, picture rail, fireplace, sliding door to the conservatory, radiator, hardwood flooring.

Conservatory

6.17m x 2.33m (20' 3" x 7' 8")

Polycarbonate ceiling, door to the garden, stained glass windows, door to the garage, hardwood flooring.

FIRST FLOOR

Landing

Pendant light, frosted window, fitted carpet.

Bedroom

4.59m x 4.20m (15' 1" x 13' 9")

Pendant light, sash bay window, picture rail, radiators, fitted carpet.

Bedroom

3.96m x 3.70m (13' 0" x 12' 2")

Pendant light, double-glazed window, picture rail, radiator, fitted carpet.

Bedroom

3.67m x 2.61m (12' 0" x 8' 7")

Pendant light, double-glazed window, picture rail, radiator, fitted carpet.

Bathroom

2.12m x 1.97m (6' 11" x 6' 6")

Spotlights, double-glazed frosted window, bathtub, sink, heated towel rail, WC, tiled flooring.

OUTSIDE

Garden

Patioed area with sink, well-maintained lawn, flowerbeds, mature trees.

Garage

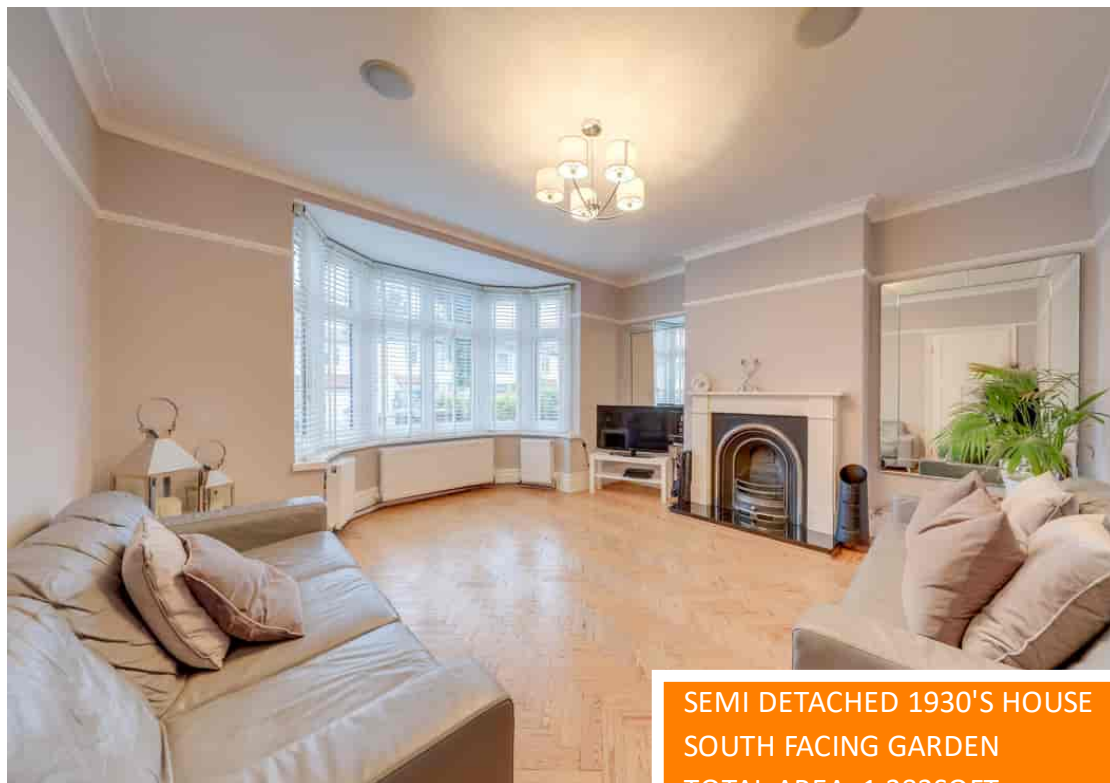
10.01m x 2.61m (32' 10" x 8' 7")



Like what you see?

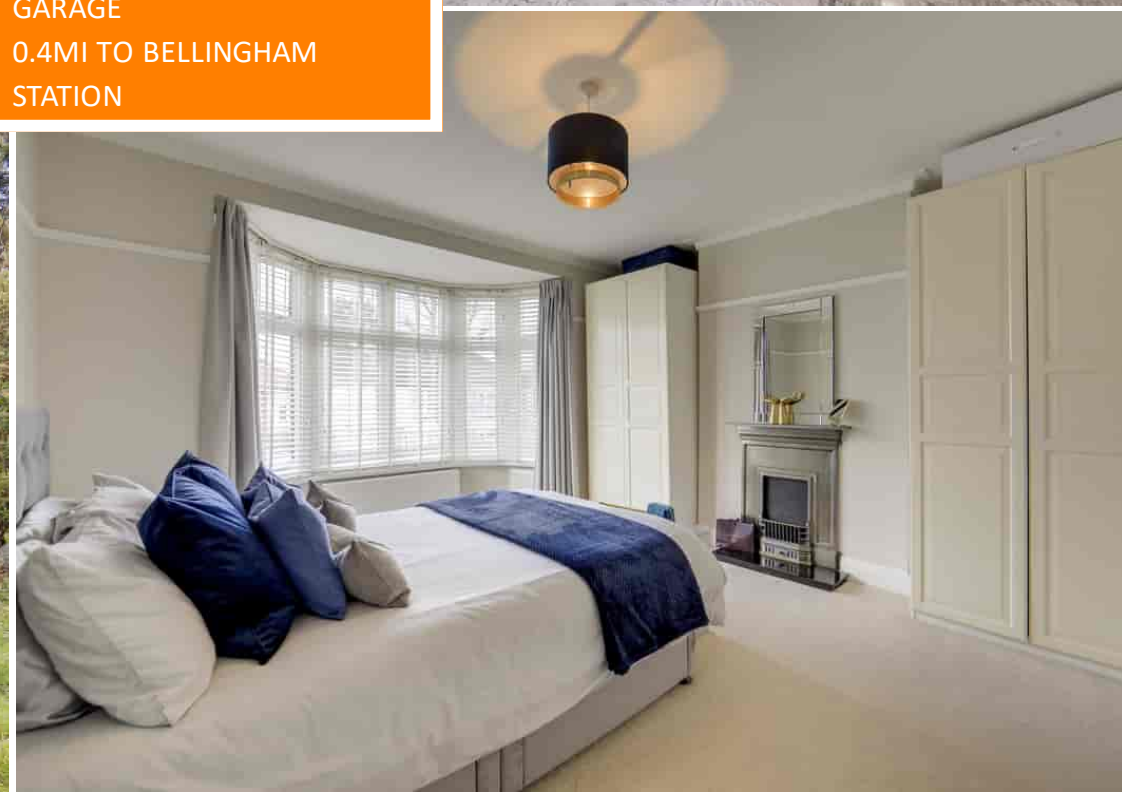
Call 020 8690 3656 or email us at catford@stanfordestates.london to arrange a viewing or request further information

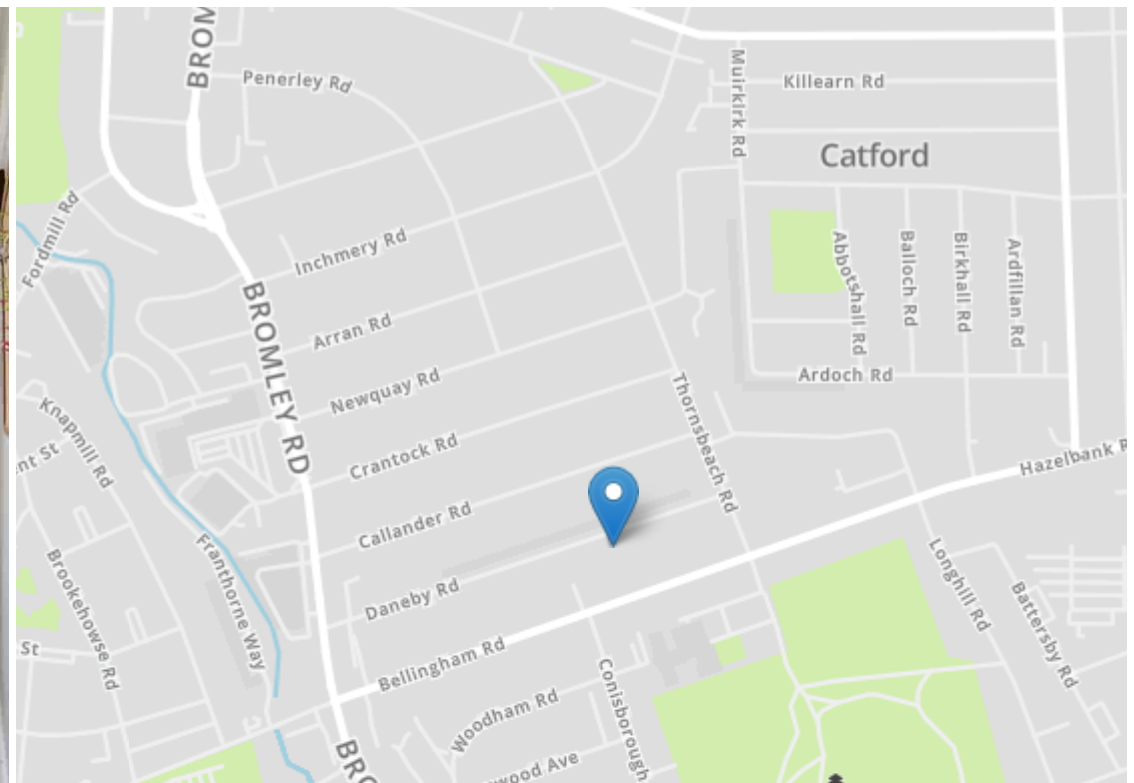
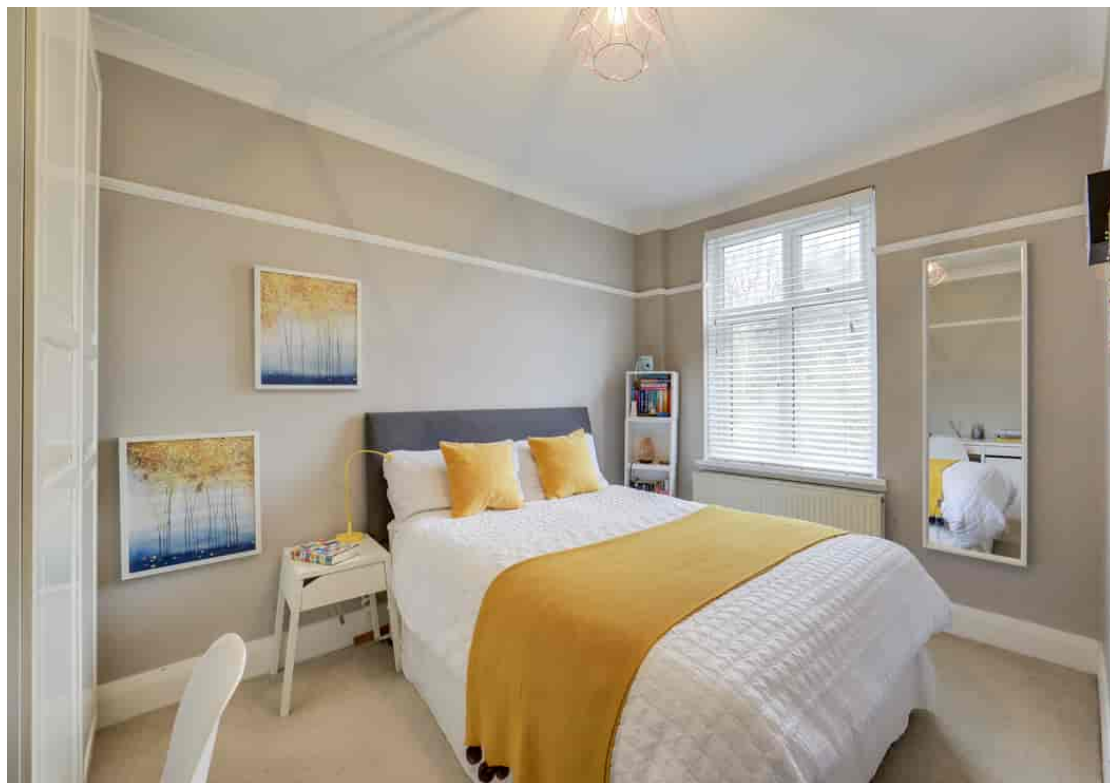
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SEMI DETACHED 1930'S HOUSE
SOUTH FACING GARDEN
TOTAL AREA: 1,383SQFT.

3 DOUBLE BEDROOMS
OFF-STREET PARKING &
GARAGE
0.4MI TO BELLINGHAM
STATION





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		



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