

Stanfords

— sales & lettings —



Guide Price £675,000 Freehold

3 bedroom terraced house

Bowness Road

Catford

Read all about it...

A spacious and characterful brick-fronted terraced house, this property effortlessly blends charming period details with sleek, contemporary finishes, making it a perfect fit for modern family living.

Stepping inside, the entrance hall welcomes you into a cosy reception room, complete with bay windows that flood the space with natural light and a beautiful feature fireplace. Adjacent to this is a separate dining room, which showcases a delightful exposed brick chimney stack, adding warmth and character to the space. At the rear of the house, a generously sized kitchen diner awaits, fitted with sleek modern units and bathed in natural light from dual-aspect windows. The ground floor also benefits from a conveniently located utility room and guest WC.

Upstairs, this home boasts three generously sized double bedrooms. The master bedroom is particularly striking, with a vaulted ceiling adorned with exposed wooden beams that enhance the sense of character and charm present throughout the property. Along the first-floor landing, you'll also find a modern family bathroom and access to the recently boarded loft, which offers ample storage space. Additionally, the property benefits from room-by-room smart heating, ensuring efficiency and comfort throughout.

Stepping outside, the expansive rear garden has been lovingly landscaped. It features a paved patio, perfect for alfresco dining, and a lush lawn with plenty of room for play or relaxation.

Located just 0.5 miles from the Twin Catford Stations, the property provides quick and frequent connections to Central London. The vibrant local area is rich in amenities, including independent shops, supermarkets, and enticing places to eat and drink. Popular with young families, the area is also well-served by sought-after nurseries and schools, including Rushey Green Primary School and St Dunstan's College, an independent school offering education from nursery through sixth form.

This exceptional home is perfect for buyers seeking a spacious, move-in-ready property in a vibrant and convenient location.

**THREE DOUBLE BEDROOMS
BEAUTIFULLY PRESENTED
THROUGHOUT
LARGE WEST FACING GARDEN
0.4MI TO MOUNTSFIELD PARK**

**SPACIOUS KITCHEN/DINER
DOWNSTAIRS WC & UTILITY
ROOM
0.5MI TO TWIN CATFORD
STATIONS**



Like what you see?

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to arrange a viewing or request further information



FUZZ
DOOM
AND
FUZZ
GLOOM

GROUND FLOOR

Entrance Hall

Pendant ceiling light, understairs storage, radiator, fitted carpet.

Reception Room

12' 7" x 10' 10" (3.84m x 3.30m)

Double-glazed bay windows, plantation shutters, ceiling light, fireplace, radiator, wood flooring.

Dining Room

11' 0" x 10' 11" (3.35m x 3.33m)

Double-glazed window, pendant ceiling light, radiator, wood flooring.

Kitchen/Diner

18' 3" x 13' 0" (5.56m x 3.96m)

Double-glazed windows and door to garden, track and pendant ceiling lights, wall-mounted lights, fitted kitchen units with stainless steel worktop, 2.0 bowl sink with mixer tap, integrated dishwasher, gas hob and extractor hood, microwave, oven, radiator wood flooring.

WC

6' 1" x 2' 6" (1.85m x 0.76m)

Wall and ceiling lights, washbasin, WC, tile flooring.

Utility Room

3' 11" x 3' 10" (1.19m x 1.17m)

Double-glazed window, inset ceiling spotlight, base unit, plumbing for washing machine, combi boiler, tile flooring.

FIRST FLOOR

Landing

Pendant ceiling lights, access to recently boarded loft space, wood flooring.

Bedroom

16' 8" x 10' 10" (5.08m x 3.30m)

Double-glazed windows, pendant ceiling lights, radiators, wood flooring.

Bedroom

11' 0" x 10' 11" (3.35m x 3.33m)

Double-glazed window, pendant ceiling light, radiator, wood flooring.

Bathroom

7' 5" x 6' 6" (2.26m x 1.98m)

Double-glazed window, inset ceiling spotlights, bathtub with shower and screen, pedestal washbasin, WC, heated towel rail, slate flooring, underfloor heating.

Bedroom

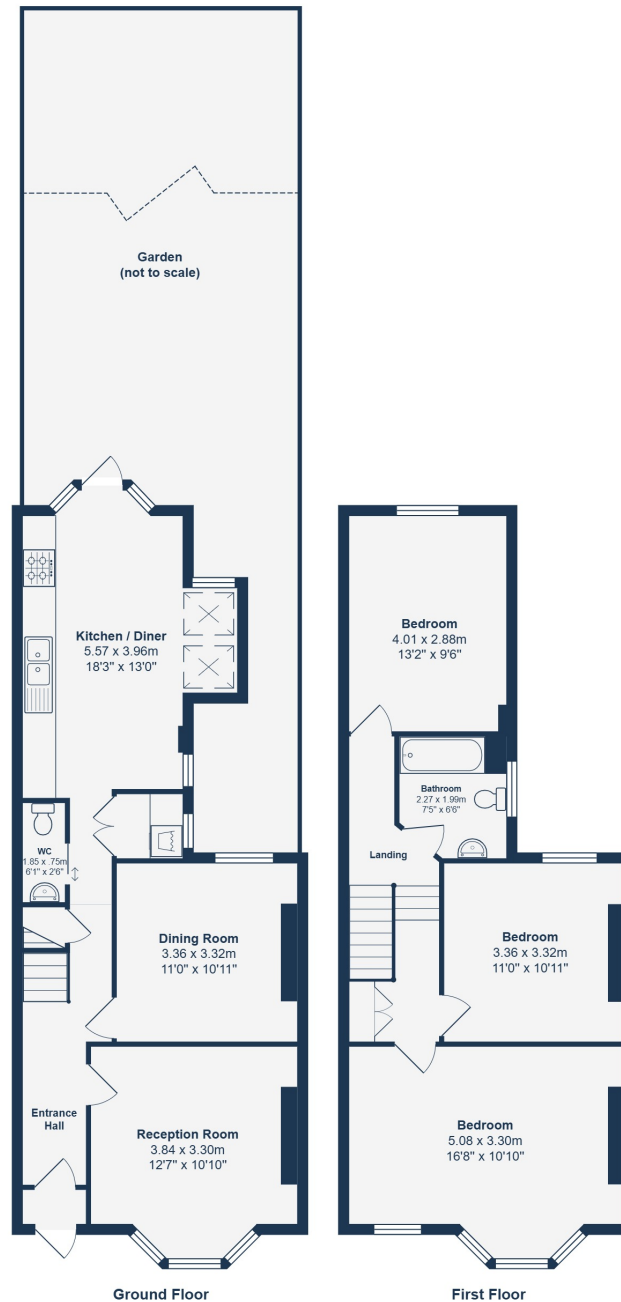
13' 2" x 9' 6" (4.01m x 2.90m)

Double-glazed window, pendant ceiling light, radiator, wood flooring.

OUTSIDE

Garden

Paved patio leading with lawn with plant borders, storage shed, outdoor power socket.



Ground Floor

First Floor

Total Area: 111.9 m² ... 1204 ft²

Drawn for Stanfords Sales & Lettings

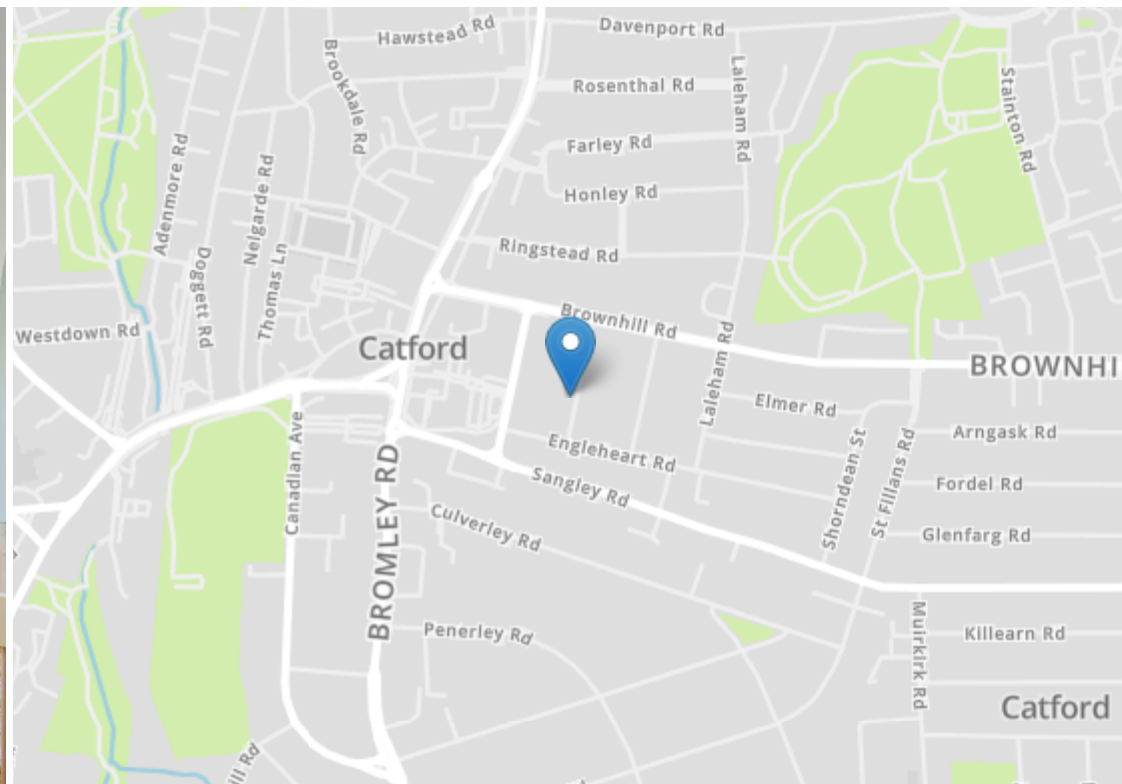
This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.





WOLVERINE FARM
LETTERPRESS & PUBLICA HOUSE





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	61	
(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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