



Guide Price £550,000 Freehold
3 bedroom terraced house

Rutland Walk
Catford

Read all about it...

On the borders of Forest Hill and Catford is this charming three-bedroom mid-terrace house, perfect for first time buyers or a young family.

The ground floor boasts a bright yet cosy lounge, with original fireplace, to the front of the property and then a separate dining room which seamlessly connects through to the kitchen. French doors open out to the low maintenance courtyard garden allowing for a wonderful entertaining space. Upstairs, you'll find three spacious double bedrooms and the modern family bathroom. The property also benefits from plenty of fitted shelving and storage as well as a generous loft space.

Nestled on a quiet residential street with ample on-street parking available, this property enjoys an ideal location with excellent transport links from the Twin Catford stations, a range of local shops, supermarkets, and vibrant places to eat and drink. Popular among young families, Rutland Walk is well situated for good nurseries and schools, as well as plenty of green open spaces, including Waterlink Way, a popular walking and cycling route, and Blythe Hill Fields.

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

**3 BED FAMILY HOME
FOREST HILL BORDERS
0.7MI TO TWIN CATFORD
STATIONS**

**TOTAL AREA: 843SQFT.
WATERLINK WAY NEARBY
CATCHMENT AREA FOR
'OUTSTANDING' SCHOOLS**

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, coving, radiator, original floorboards.

Lounge

12' 7" x 10' 9" (3.84m x 3.28m)

Pendant ceiling light, coving, double glazed bay window to front, alcove shelving, fireplace with tiled hearth, radiator, original floorboards.

Dining Room

14' 1" x 11' 1" (4.29m x 3.38m)

Pendant ceiling light, double glazed window to rear, alcove shelving and cupboards, radiator, original floorboards.

Kitchen

11' 8" x 8' 9" (3.56m x 2.67m)

Inset spotlights, double glazed window to side, matching wall and base units, laminate worktop with tiled splashback, stainless steel sink with mixer tap and drainer, gas hob with extractor hood, electric oven, integrated appliances (fridge/freezer, washing machine and dishwasher), tiled flooring. Double glazed French doors to garden.

FIRST FLOOR

Landing

Pendant ceiling light, fitted wardrobes and storage, fitted carpet.

Bedroom

10' 10" x 8' 8" (3.30m x 2.64m)

Pendant ceiling light, double glazed windows to front, alcove shelving, radiator, fitted carpet.

Bedroom

11' 1" x 8' 8" (3.38m x 2.64m)

Pendant ceiling light, double glazed window to rear, fitted wardrobe, alcove shelving, radiator, fitted carpet.

Bedroom

11' 8" x 8' 9" (3.56m x 2.67m)

Pendant ceiling light, double glazed window to rear, radiator, fitted carpet.

Bathroom

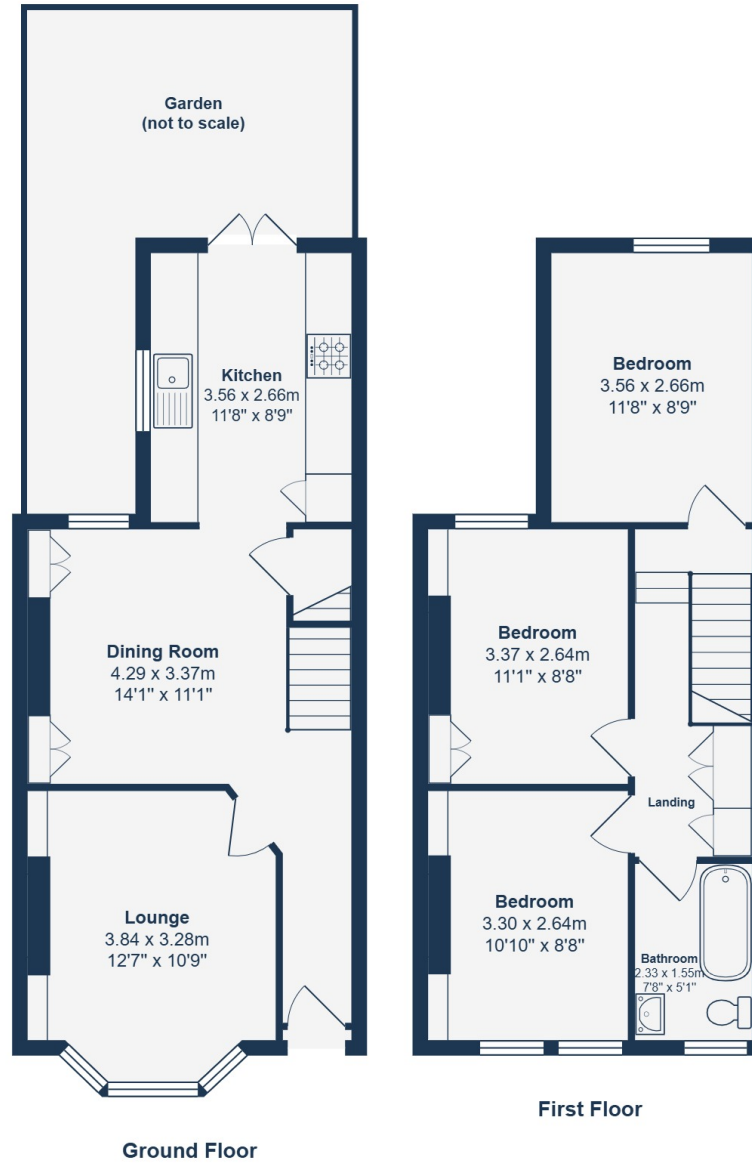
7' 8" x 5' 1" (2.34m x 1.55m)

Inset spotlights, double glazed window to front, freestanding corner bath with shower and glass screen, basin with vanity unit, WC, tiled splashback, heated towel rail, tiled flooring.

OUTSIDE

Garden

Paved with raised railway sleeper flower beds.



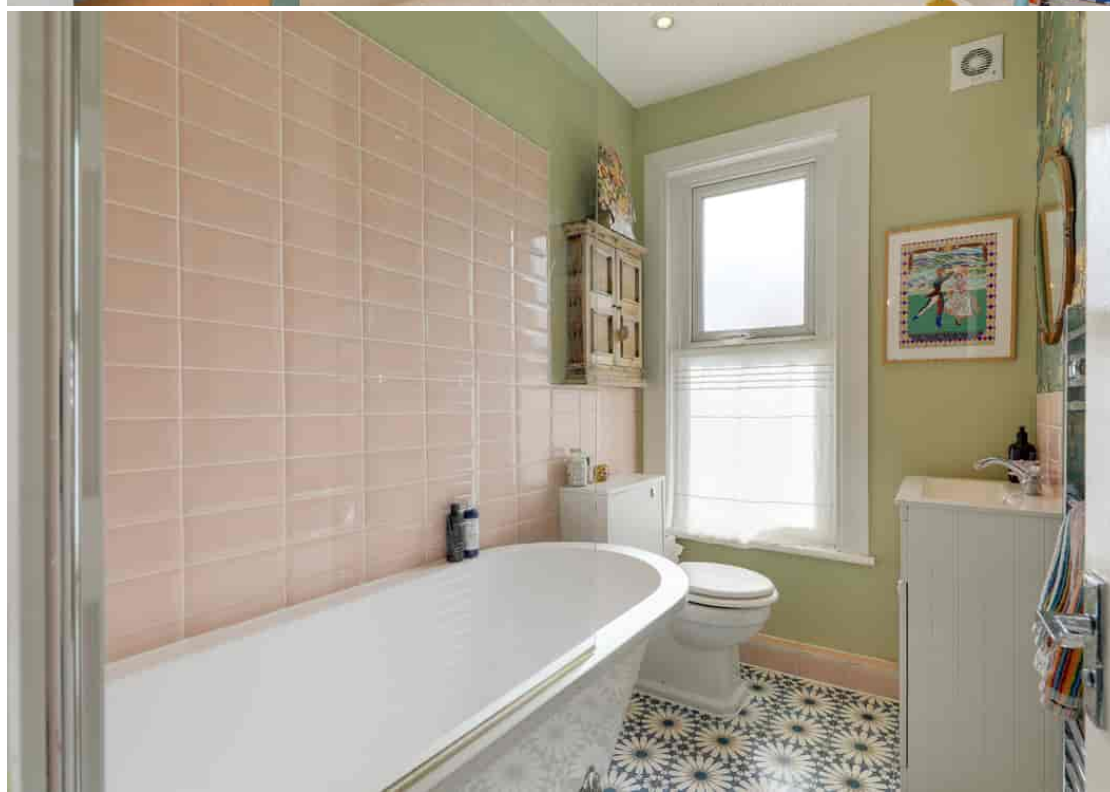
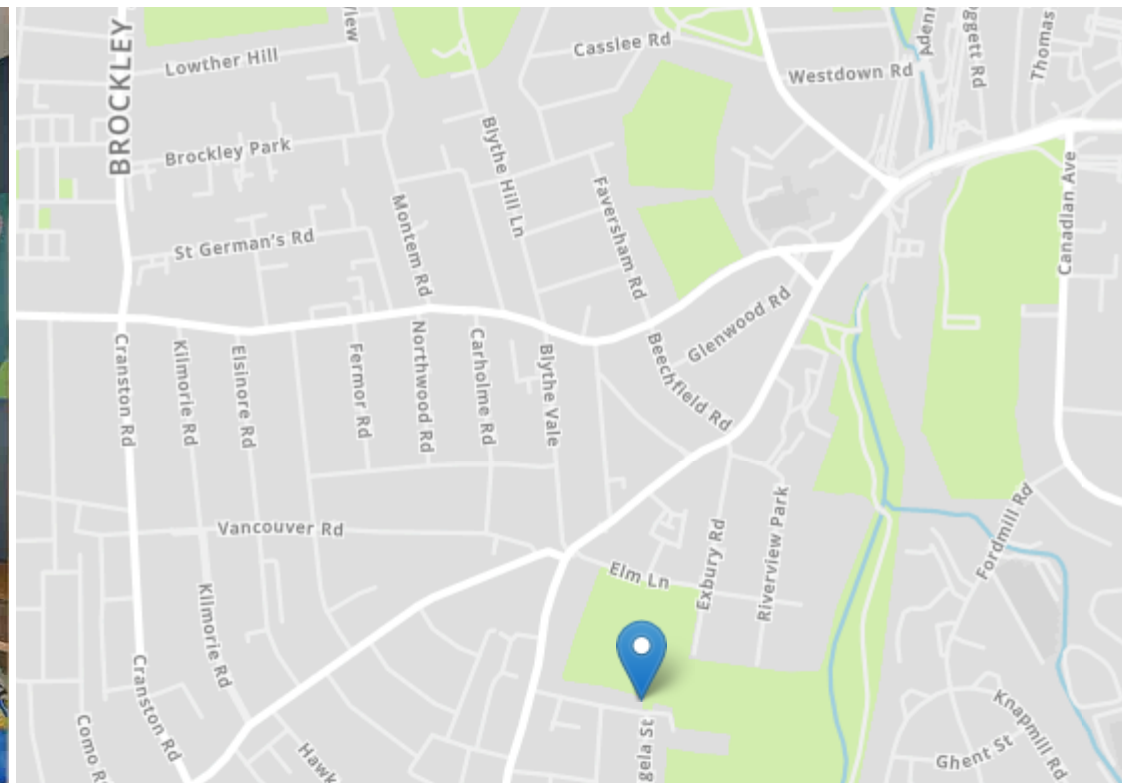
Total Area: 78.4 m² ... 843 ft²

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.







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