

# Stanfords

— sales & lettings —



**Guide Price £850,000**

4 bedroom semi-detached house

Newquay Road  
Catford



## Read all about it...

Located in the fabulous tree-lined Culverley Conservation Area, on Newquay Road is this semi-detached late 1920's four bedroom property which has been lovingly looked after by its current owners and is perfect for a growing family.

Bright and spacious throughout, this home boasts a 14' 1" living room with large bay windows to the front of the property and to the rear is a modern kitchen and generous dining room, leading out to a very vast, south-facing, well-maintained garden - perfect for entertaining or simply enjoying the sun. There's also a downstairs WC/utility room and tucked under the stairs is a handy storage cupboard. The first floor consists of three very generous double bedrooms including one with a balcony overlooking the garden and an additional single room that can be used as an office or study, along with a four-piece family bathroom with a separate walk-in shower and bath. The property also benefits from an attached garage and off-street parking big enough for 4 cars.

Newquay 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's 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 F

**CULVERLEY CONSERVATION  
AREA  
FOUR BEDROOMS  
SOUTH FACING GARDEN  
0.6 MILES TO BELLINGHAM  
STATION**

**SEMI - DETACHED HOUSE  
GARAGE AND OFF-STREET  
PARKING  
TOTAL AREA: 1,549SQFT.**



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to arrange a viewing or request further information





## GROUND FLOOR

### Entrance Hall

13' 6" x 9' 0" (4.11m x 2.74m)

Wall mounted lights, understair storage cupboard, radiator, parquet flooring.

### Lounge

17' 0" x 13' 9" (5.18m x 4.19m)

Double-glazed windows, pendant ceiling light, fireplace, radiator, fitted carpet.

### Dining Room

14' 6" x 13' 5" (4.42m x 4.09m)

Double-glazed windows and doors to garden, chandelier ceiling light, alcove shelving and cabinets, fireplace, radiator, fitted carpet.

### Kitchen

12' 1" x 11' 2" (3.68m x 3.40m)

Double-glazed windows and door to garden, ceiling spotlights, fitted kitchen units, sink with mixer tap and drainer, integrated dishwasher, oven, grill, gas hob and extractor hood, tiled flooring.

### Utility/WC

7' 3" x 5' 8" (2.21m x 1.73m)

Double-glazed window, ceiling spotlights, fitted wall and base units, plumbing for washing machine, washbasin on vanity unit, WC, radiator, tiled flooring.

## FIRST FLOOR

### Bedroom

17' 0" x 13' 9" (5.18m x 4.19m)

Double-glazed windows, ceiling spotlights, fitted wardrobe, washbasin on vanity unit, radiator, fitted carpet.

### Bedroom

13' 4" x 12' 9" (4.06m x 3.89m)

Double-glazed sliding doors to balcony, wall-mounted lights, fitted wardrobe, radiator, fitted carpet.

### Bedroom

12' 2" x 8' 3" (3.71m x 2.51m)

Double-glazed windows, ceiling light, fitted wardrobe, radiator, fitted carpet.

### Bedroom

9' 0" x 7' 5" (2.74m x 2.26m)

Double-glazed windows, ceiling light, radiator, fitted carpet.

### Bathroom

8' 7" x 8' 4" (2.62m x 2.54m)

Double-glazed window, ceiling spotlights, fitted cabinetry, walk-in shower, bathtub with shower attachment, washbasin on vanity unit, WC, heated towel rail, tiled flooring.

## OUTSIDE

### Garage

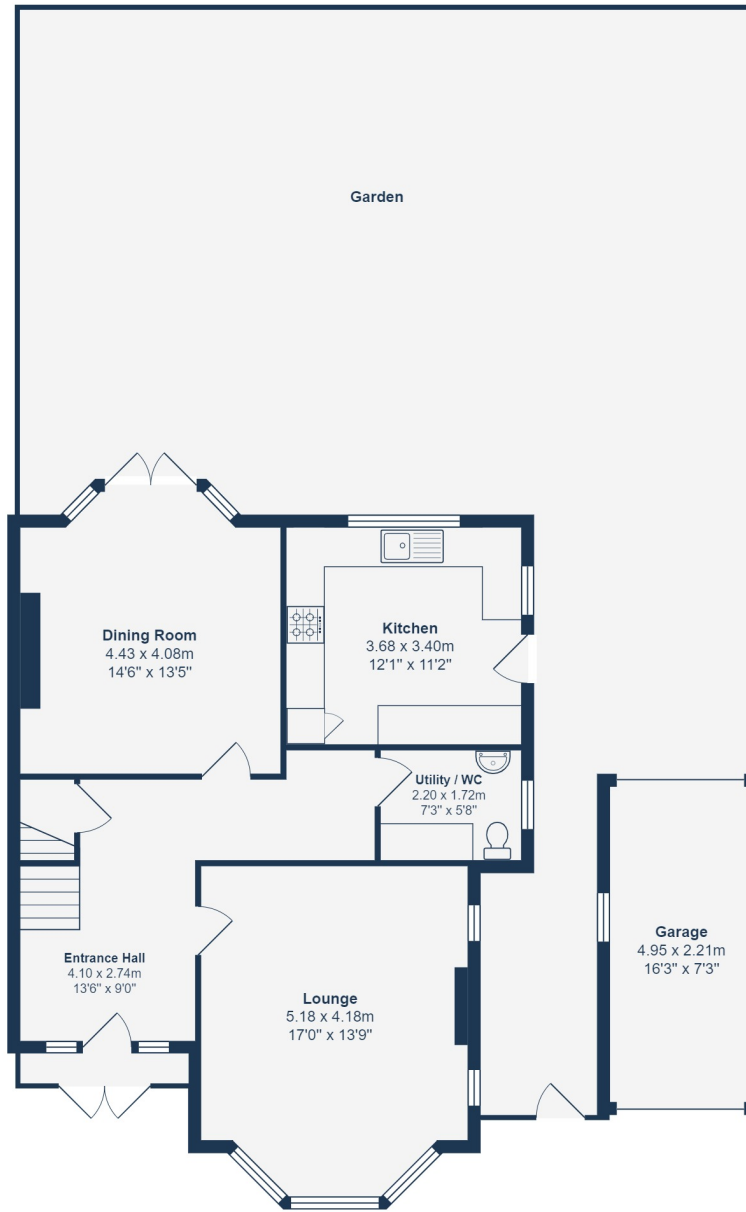
16' 3" x 7' 3" (4.95m x 2.21m)

Up and over doors to front and rear, window to side, ceiling light and power supply.

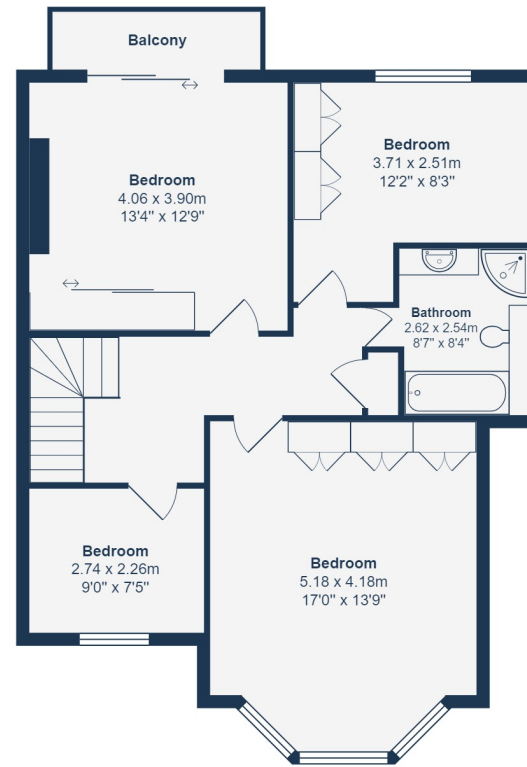
### Garden

Paved patio leading to large lawn with mature plant and tree borders, potting shed, side access to front driveway.





**Ground Floor**



**First Floor**

Total Area: 143.9 m<sup>2</sup> ... 1549 ft<sup>2</sup> (excluding garage, garden & balcony)

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.

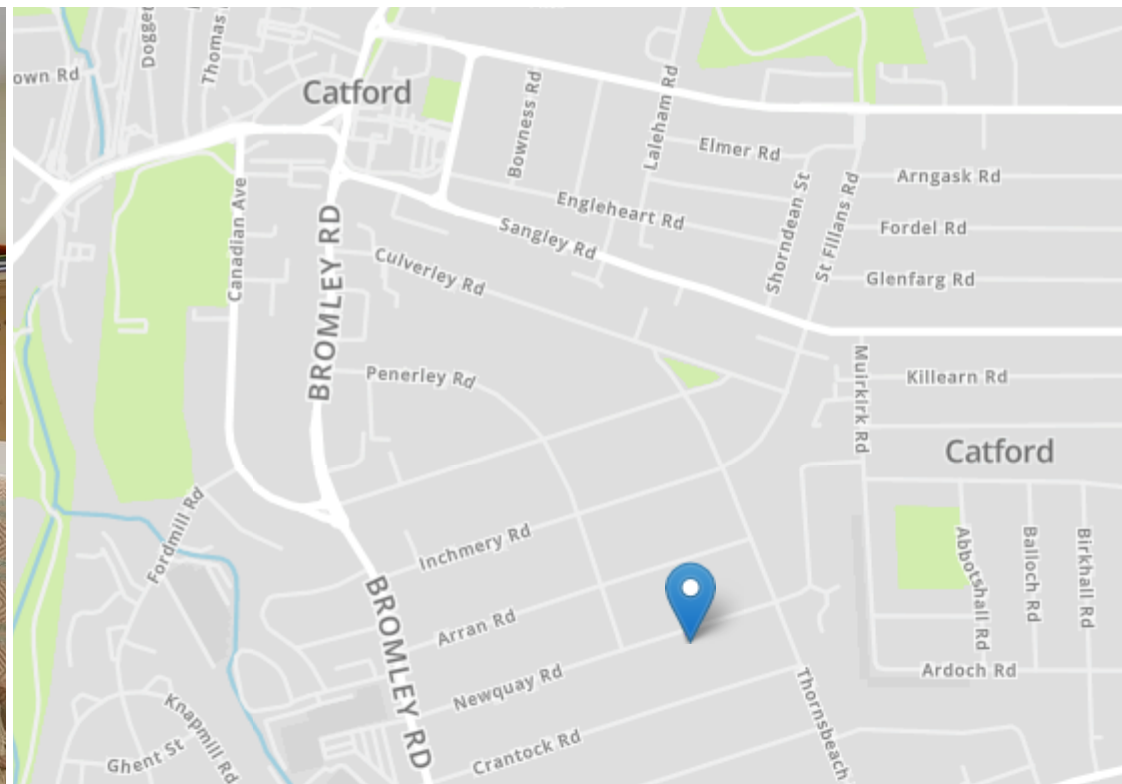






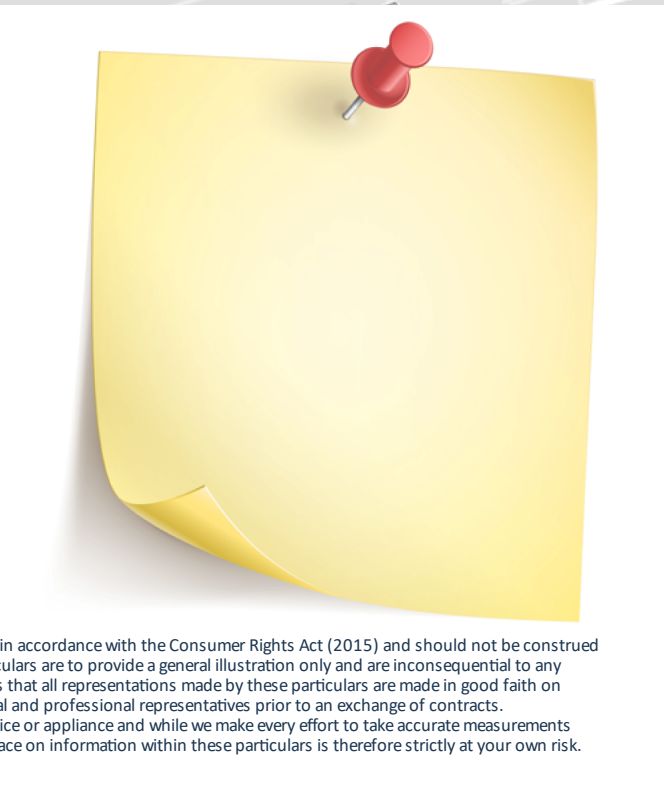






**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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