

# Stanfords

— sales & lettings —



**Guide Price £695,000**

4 bedroom semi-detached house

Charsley Road  
Catford

## Read all about it...

A four-bedroom family home located on Charsley Road, a quiet residential street in Catford. Spanning over 1,530sqft, this vast period home has been well-maintained and is in a good condition throughout with 4 double bedrooms.

The ground floor comprises; a welcoming entrance hall with understairs storage leading to a front double bedroom with sash bay window, a downstairs shower room, the lounge area with bifold doors to a stunning open plan reception and dining room with a beautiful skylight throughout the ceiling offering a great light. The beautiful modern fitted kitchen flows into the dining room and lounge with integrated appliances. Leading out from the back doors of the kitchen and the dining area, there is a south-east facing rear garden with plenty of lawn space and a patioed dining area. The first floor consists of 3 double ensuite bedrooms with the added benefit of a utility room.

The property benefits of off-street parking and it is offered with no-onward chain.

Conveniently located only 0.8 miles from Catford and Catford Bridge station which both offer fast and frequent connections into central London. The property is also only a short distance from the popular local amenities of Catford town centre making it an ideal home for a growing family or a buy-to-let investors.



**CHAIN FREE!**  
**TOTAL AREA: 1,541SQFT**  
**0.7MI TO TWIN CATFORD**  
**STATIONS**

**SEMI - DETACHED HOUSE**  
**0.5MI TO BELLINGHAM STATION**  
**FOUR BEDROOMS**

**Like what you see?**

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to arrange a viewing or request further information



## GROUND FLOOR

### Entrance Hall

Pendant light, understairs storage cupboard, laminate flooring

### Bedroom

15' 1" x 14' 0" (4.60m x 4.27m)

Spotlights, front facing double glazed bay windows, radiator, laminate flooring

### Shower Room

6' 9" x 6' 6" (2.06m x 1.98m)

Ceiling light, free-standing wash basin, walk-in shower, W/C, laminate flooring.

### Lounge

13' 4" x 10' 11" (4.06m x 3.33m)

Pendant light, radiator, laminate flooring

### Kitchen/Dining Room

20' 10" x 19' 3" (6.35m x 5.87m)

Spotlights, skylights, radiators, matching wall and base units, stainless steel sink with drainer and single mixer tap, integrated oven and electric hob, extractor hood, integrated fridge/freezer & dishwasher, laminate flooring, door to garden

## FIRST FLOOR

### Landing

Pendant light, laminate flooring

### Bedroom

12' 1" x 9' 6" (3.68m x 2.90m)

Pendant light, rear-facing double-glazed window, radiator, laminate flooring

### Ensuite

Ceiling light, side facing double glazed window, free standing wash basin, walk-in shower, W/C, laminate flooring

### Bedroom

13' 4" x 7' 1" (4.06m x 2.16m)

Pendant light, rear-facing double-glazed window, radiator, laminate flooring

### Ensuite

Ceiling light, free-standing wash basin, walk-in shower, W/C, laminate flooring

### Bedroom

14' 7" x 9' 2" (4.45m x 2.79m)

Pendant light, front-facing double-glazed bay windows, radiator, laminate flooring

### Ensuite

Ceiling light, free-standing wash basin, walk-in shower, W/C, laminate flooring

### Utility Room

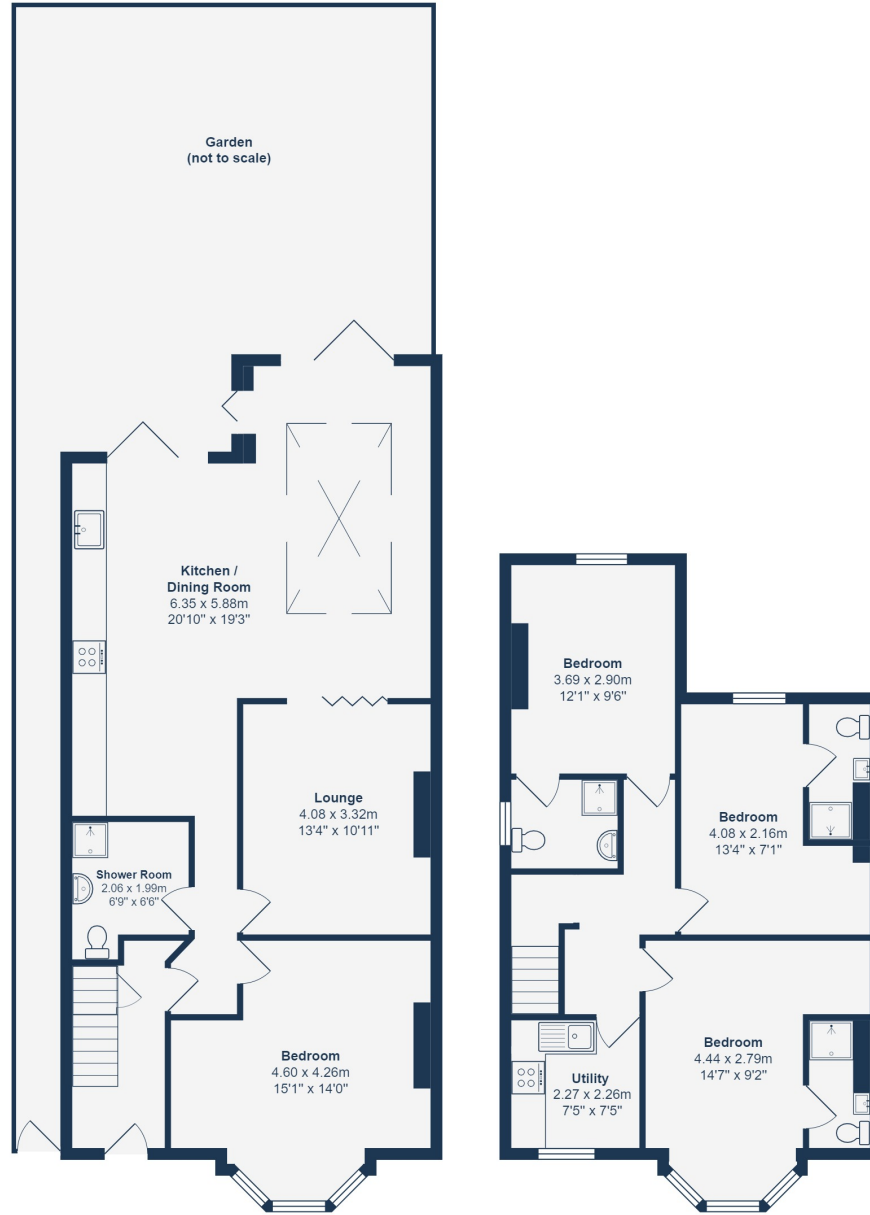
7' 5" x 7' 5" (2.26m x 2.26m)

Ceiling light, front facing sash window, matching wall and base units, stainless steel sink with drainer and single tap, integrated electric hob, extractor fan, tiled flooring

## OUTSIDE

### Garden

Paved seating area



**Ground Floor**

Area: 84.4 m<sup>2</sup> ... 908 ft<sup>2</sup>

**First Floor**

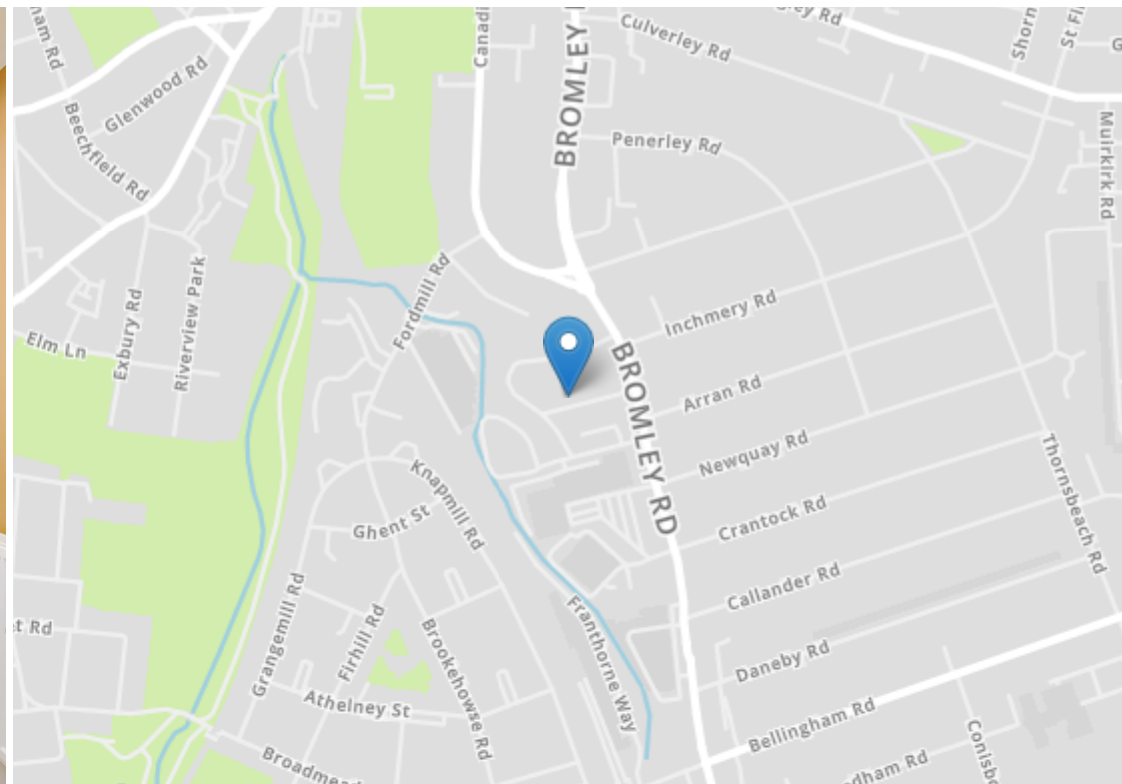
Area: 58.7 m<sup>2</sup> ... 632 ft<sup>2</sup>

Total Area: 143.1 m<sup>2</sup> ... 1541 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+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(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



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