

Stanfords
— sales & lettings —



Guide Price £900,000 Freehold
4 bedroom semi-detached house

Thornsbeach Road
Catford

Read all about it...

A light and spacious four-bedroom semi-detached family home, thoughtfully extended and benefitting from a driveway and garage.

Perfectly designed for modern family living, this inviting home features a welcoming entrance hall leading to a generous double reception room, filled with natural light and offering the ideal setting to unwind or entertain. To the rear, the contemporary kitchen/diner is fitted with sleek modern units and bi-folding doors that open directly onto the patio—an excellent spot for al fresco dining. Beyond, the garden provides plenty of space for children to play and for gardening enthusiasts to enjoy.

Upstairs, the first floor offers three double bedrooms alongside a stylish four-piece family bathroom. The loft has been converted to create a spectacular principal suite, complete with a walk-in closet and a luxury en-suite shower room. Flooded with natural light, this space feels bright, airy, and beautifully finished.

Ideally located close to the Twin Catford Stations, the home offers excellent transport links into Central London. The vibrant local area provides a wide range of shops, supermarkets, cafés, and restaurants. Families will also appreciate the choice of highly regarded schools, including Torridon Primary, Sandhurst Primary, Rushey Green Primary, and St Dunstan's College, which offers independent education from nursery through to sixth form.

With its generous living space, modern finishes, and excellent location, this is the perfect family home.

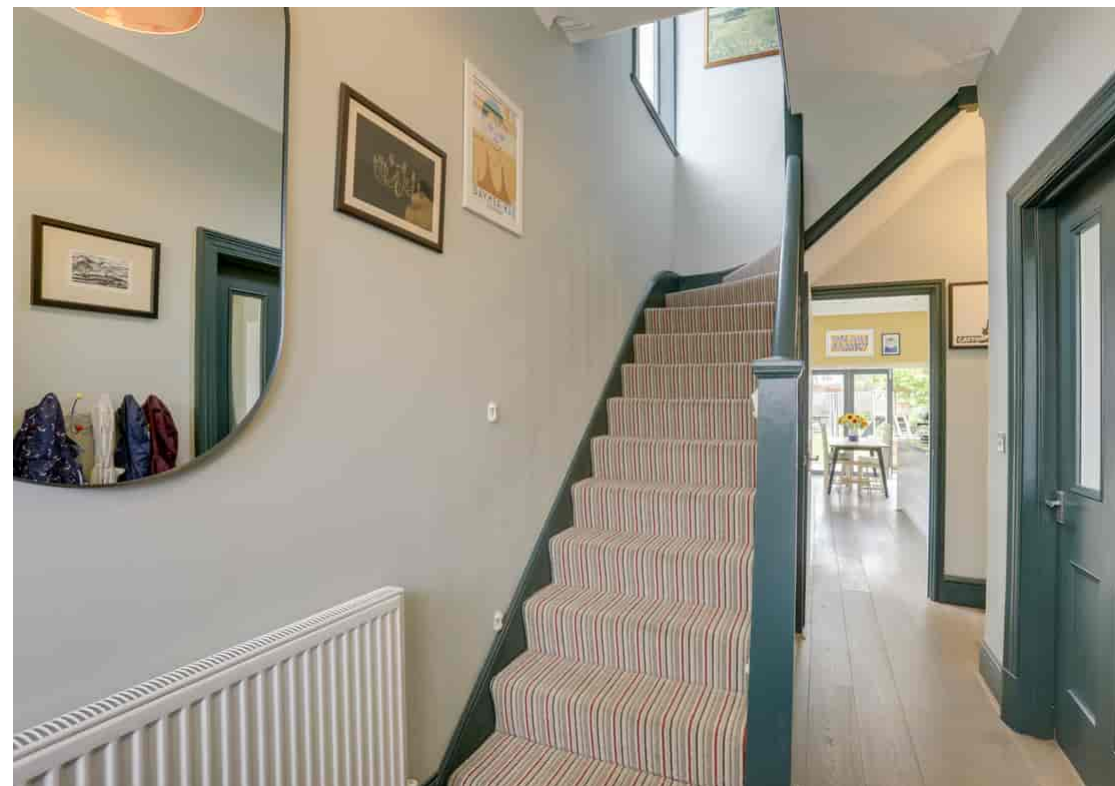
Tenure: Freehold | **Council Tax:** Lewisham Band E

SEMI-DETACHED FAMILY HOME
GARAGE AND OFF STREET PARKING
0.4MI TO MOUNTSFIELD PARK

LOFT EXTENDED 4 BED
TOTAL AREA: 1,703SQFT
0.8MI TO TWIN CATFORD STATIONS

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, understairs storage, radiator, wood flooring.

Reception Room

4.78m x 4.32m (15' 8" x 14' 2")

Double-glazed bay windows, plantation shutters, pendant ceiling light, fireplace, alcove cabinet and shelving, radiator, fitted carpet.

Reception Room

4.55m x 3.52m (14' 11" x 11' 7")

Double-glazed French doors to garden, pendant ceiling light, radiator, fitted carpet.

Kitchen

3.58m x 2.57m (11' 9" x 8' 5")

Double-glazed window, inset ceiling spotlights, fitted kitchen units, 1.5 bowl sink with mixer tap and drainer, integrated dishwasher, washing machine, oven, microwave, hob and fridge/freezer, extractor hood, wood flooring.

Dining Room

3.14m x 2.90m (10' 4" x 9' 6")

Bi-folding doors to garden, skylight, inset ceiling spotlights, radiator, wood flooring.

Garage

5.52m x 2.48m (18' 1" x 8' 2")

FIRST FLOOR

Bedroom

4.78m x 4.14m (15' 8" x 13' 7")

Double-glazed bay windows, plantation shutters, pendant ceiling light, radiator, fitted carpet.

Bedroom

4.62m x 3.48m (15' 2" x 11' 5")

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

Bedroom

3.48m x 2.62m (11' 5" x 8' 7")

Double-glazed window, pendant ceiling light, radiator, fitted carpet.

Bathroom

3.35m x 1.95m (11' 0" x 6' 5")

Double-glazed windows, ceiling light, walk-in shower, freestanding rolltop bathtub, washbasin on vanity unit, WC, heated towel rail, tile flooring.

SECOND FLOOR

Bedroom

6.32m x 4.40m (20' 9" x 14' 5")

Double-glazed windows, inset ceiling spotlights, eaves storage, radiator, fitted carpet.

Ensuite

1.81m x 1.60m (5' 11" x 5' 3")

Double-glazed window, inset ceiling spotlight, walk-in shower, washbasin on vanity unit, WC, heated towel rail, tile flooring.

Walk-in Wardrobe

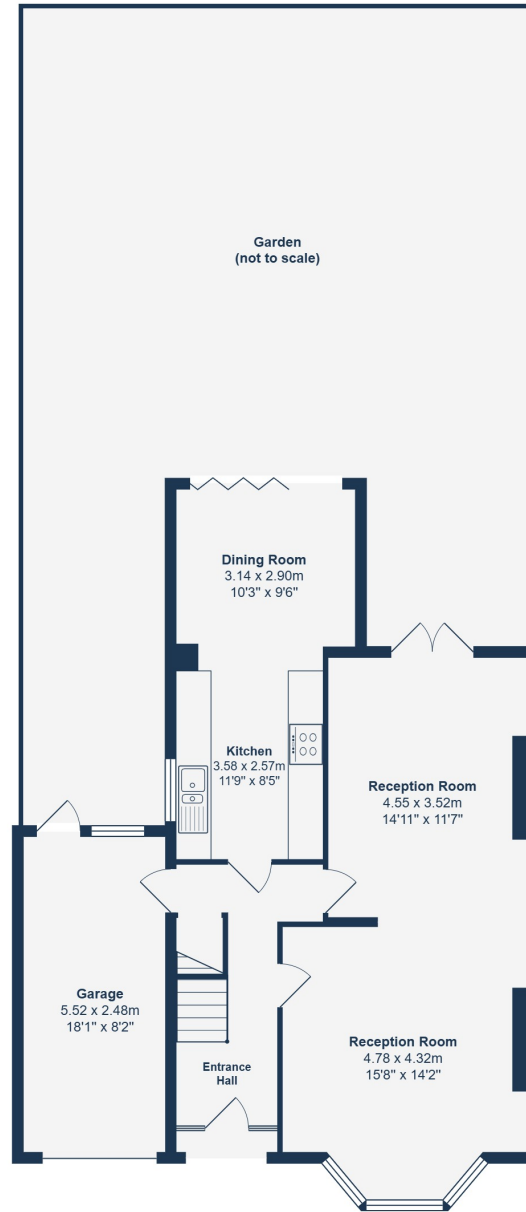
1.81m x 1.79m (5' 11" x 5' 10")

Inset ceiling spotlights, built-in storage units, fitted carpet.

OUTSIDE

Garden

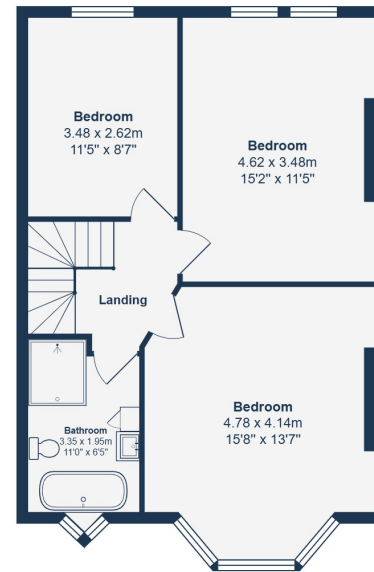
Paved patio leading to lawn with mature plant borders.



Ground Floor



Second Floor



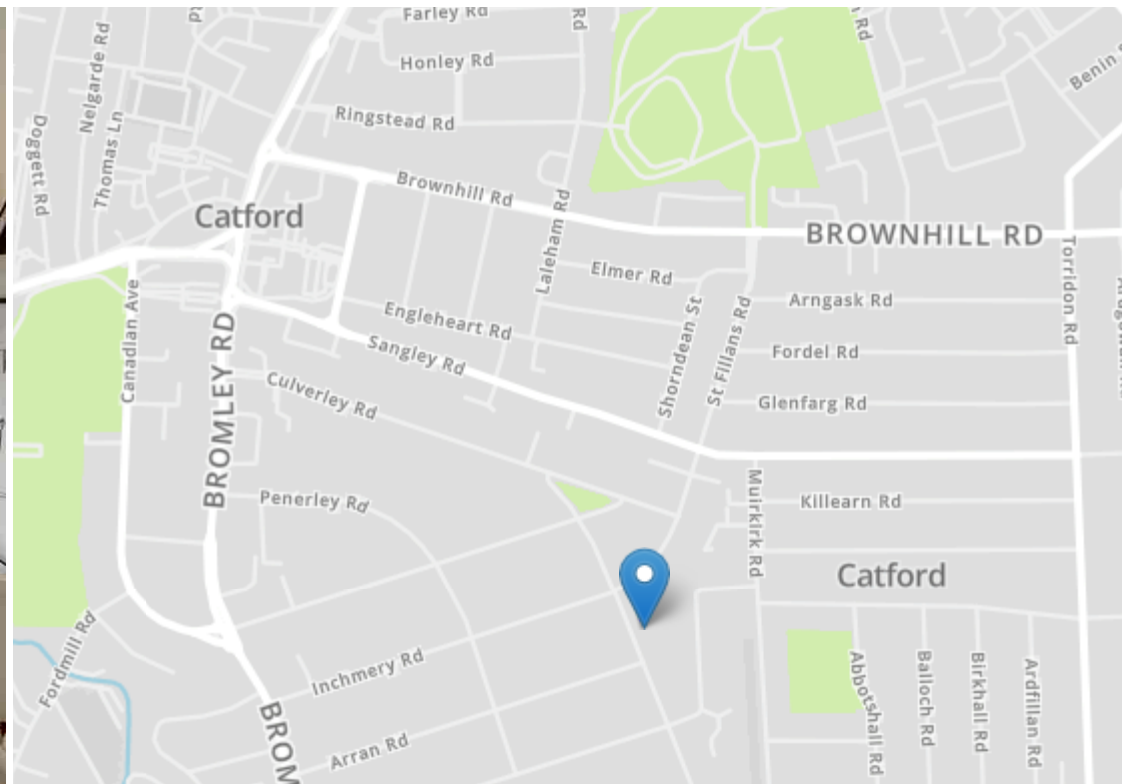
First Floor

Total Area: 158.2 m² ... 1703 ft² (excluding garage & eaves storage)

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+) A		
(81-91) B		
(69-80) C		76
(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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