



**Guide Price £700,000 Freehold**  
3 bedroom semi-detached house

Daneby Road  
Catford

# Read all about it...

**\*\*GUIDE PRICE: £700,000 - £725,000\*\*** Located in the fabulous tree-lined Daneby Road, is this 1930's property which is perfect for a growing family.

Bright and spacious throughout, this home boasts a 15' 1" lounge with large bay windows to the front of the property, and to the rear is the kitchen and separate dining room leading onto a 20'3" conservatory and vast garden - perfect for entertaining or simply enjoying the sun. There's also a downstairs WC tucked under the stairs. The first floor consists of three very generous double bedrooms, and a three-piece, family bathroom with a bath and overhead shower. The property also benefits from an attached garage and off-street parking.

Daneby 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 are 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

| GROUND FLOOR                                                                                                                                                                                                                                                                       |                                                                                                                                                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Porch</b>                                                                                                                                                                                                                                                                       |                                                                                                                                                      |
| <b>Entrance Hall</b><br>Pendant lights, understairs storage cupboard, stained glass window, door to the the garage, hardwood flooring.                                                                                                                                             | <b>First Floor</b>                                                                                                                                   |
| <b>Lounge</b><br>4.59m x 4.27m (15' 1" x 14' 0")<br>Pendant light, sash bay window with blinders, picture rail, fireplace, radiators, hardwood flooring.                                                                                                                           | <b>Landing</b><br>Pendant light, frosted window, fitted carpet.                                                                                      |
| <b>WC</b><br>Spotlight, handwash basin, WC, hardwood flooring.                                                                                                                                                                                                                     | <b>Bedroom</b><br>4.59m x 4.20m (15' 1" x 13' 9")<br>Pendant light, sash bay window, picture rail, radiators, fitted carpet.                         |
| <b>Kitchen</b><br>3.67m x 2.55m (12' 0" x 8' 4")<br>Spotlights, double-glazed windows, quartz top surfaces, stainless steel sink, electric oven, induction hob with overhead fan extractor, integrated fridge/freezer, microwave & dishwasher, underfloor heating, tiled flooring. | <b>Bedroom</b><br>3.96m x 3.70m (13' 0" x 12' 2")<br>Pendant light, double-glazed window, picture rail, radiator, fitted carpet.                     |
| <b>Dining Room</b><br>3.96m x 3.68m (13' 0" x 12' 1")<br>Pendant light, picture rail, fireplace, sliding door to the conservatory, radiator, hardwood flooring.                                                                                                                    | <b>Bedroom</b><br>3.67m x 2.61m (12' 0" x 8' 7")<br>Pendant light, double-glazed window, picture rail, radiator, fitted carpet.                      |
| <b>Conservatory</b><br>6.17m x 2.33m (20' 3" x 7' 8")<br>Polycarbonate ceiling, door to the garden, stained glass windows, door to the garage, hardwood flooring.                                                                                                                  | <b>Bathroom</b><br>2.12m x 1.97m (6' 11" x 6' 6")<br>Spotlights, double-glazed frosted window, bathtub, sink, heated towel rail, WC, tiled flooring. |
|                                                                                                                                                                                                                                                                                    | <b>OUTSIDE</b>                                                                                                                                       |
|                                                                                                                                                                                                                                                                                    | <b>Garden</b><br>Patioed area with sink, well-maintained lawn, flowerbeds, mature trees.                                                             |
|                                                                                                                                                                                                                                                                                    | <b>Garage</b><br>10.01m x 2.61m (32' 10" x 8' 7")                                                                                                    |



Like what you see?

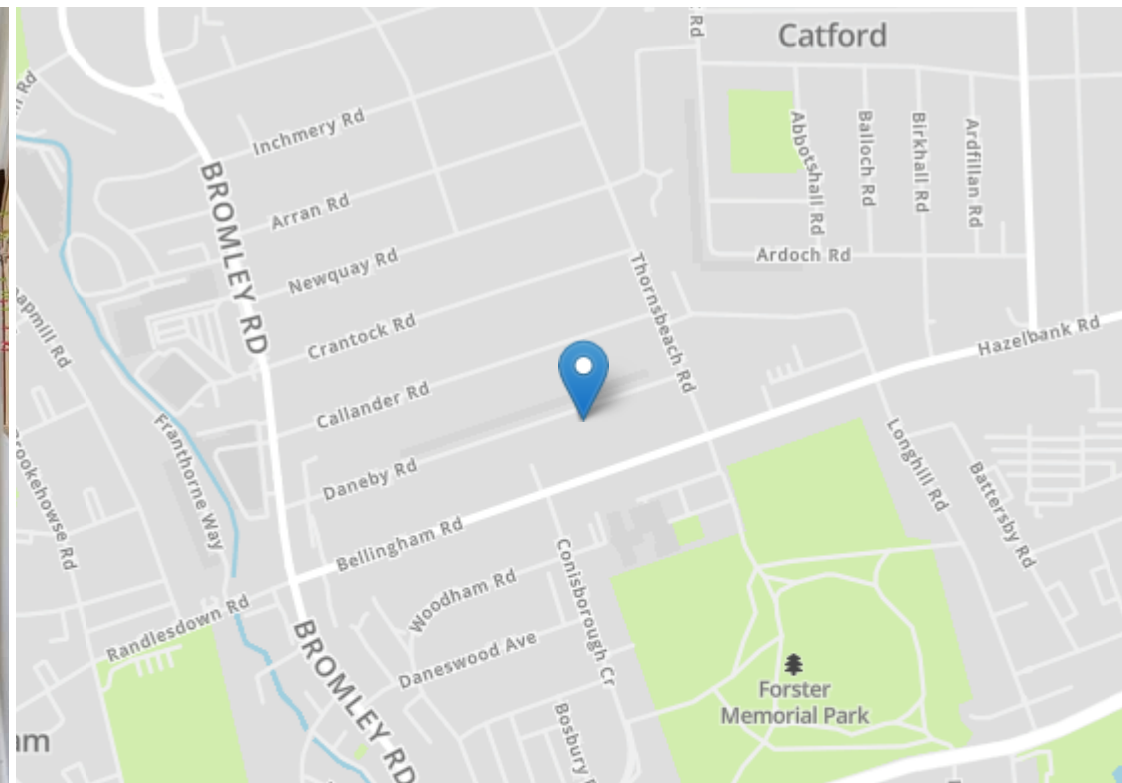
Call 020 8690 3656 or email us at [catford@stanfordestates.london](mailto:catford@stanfordestates.london) to arrange a viewing or request further information



SEMI DETACHED 1930'S HOUSE  
SOUTH FACING GARDEN  
TOTAL AREA: 1,383SQFT.

3 DOUBLE BEDROOMS  
OFF-STREET PARKING &  
GARAGE  
0.4MI TO BELLINGHAM  
STATION





| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+) <b>A</b>                              |         | 87        |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         | 69        |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |



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