

Stanfords

— sales & lettings —



Guide Price £500,000 Freehold
3 bedroom semi-detached house

Shorndean Street
Catford

Read all about it...

Nestled on a quiet residential street, this charming semi-detached 1950s home is conveniently located within easy reach of Catford Town Centre, offering a diverse array of shops, supermarkets, exciting places to eat and drink, and excellent transport links from the Twin Catford stations. The beautiful open spaces of Mountsfield Park are just a short walk away, providing a serene escape from the bustle of city life.

Well presented throughout, the ground floor boasts a spacious lounge that seamlessly flows into the open-plan kitchen and dining room, creating an ideal space for entertaining guests and accommodating everyday family life. Upstairs, there are three bedrooms, including two generously sized doubles with ample storage, and an attractive, modern family bathroom, along with access to the loft for additional storage.

Outside, the lovingly maintained garden features paved patios and a lush green lawn, offering plenty of space for lounging in the sun and al fresco dining. The garden also benefits from convenient off-street access.

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



**SEMI-DETACHED HOUSE
AMPLE STORAGE SPACE
APPROX 858SQFT.
0.7MI TO TWIN CATFORD
STATIONS**

**OPEN PLAN KITCHEN/DINER
GARDEN WITH SIDE ACCESS
0.2MI TO MOUNTSFIELD PARK**

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

Inset ceiling spotlights, understairs storage cupboards, radiator, engineered wood flooring.

Lounge

14' 6" x 11' 8" (4.42m x 3.56m)

Double-glazed bay windows, pendant ceiling light, fireplace with wood-burning stove, radiator, engineered wood flooring.

Kitchen / Diner

17' 6" x 9' 7" (5.33m x 2.92m)

Double-glazed windows and door to garden, inset ceiling spotlights, pendant ceiling light, fitted kitchen units, sink with mixer tap and drainer, integrated oven, grill, 5 ring gas hob and extractor hood, plumbing for washing machine, cupboard housing boiler, engineered wood flooring.

FIRST FLOOR

Bedroom

12' 6" x 9' 9" (3.81m x 2.97m)

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

Bedroom

9' 9" x 9' 8" (2.97m x 2.95m)

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

Bathroom

7' 5" x 5' 5" (2.26m x 1.65m)

Double-glazed windows, ceiling light, bathtub with shower and screen, washbasin on vanity unit, WC, heated towel rail, tile flooring.

Bedroom

9' 8" x 7' 5" (2.95m x 2.26m)

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

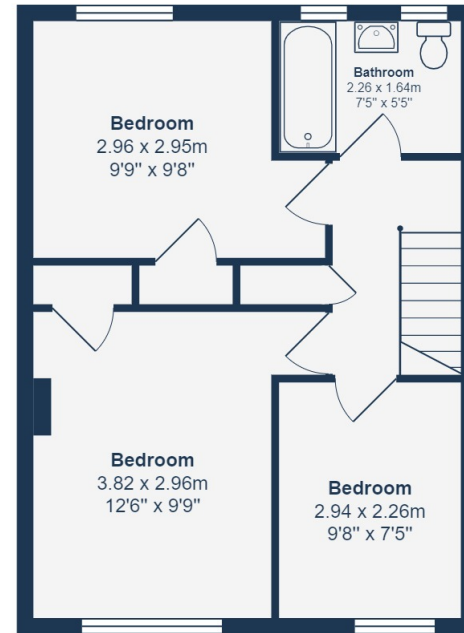
OUTSIDE

Garden

Paved patios, lawn area with mature plant borders, garden shed and side access.



Ground Floor
Area: 40.1 m² ... 431 ft²

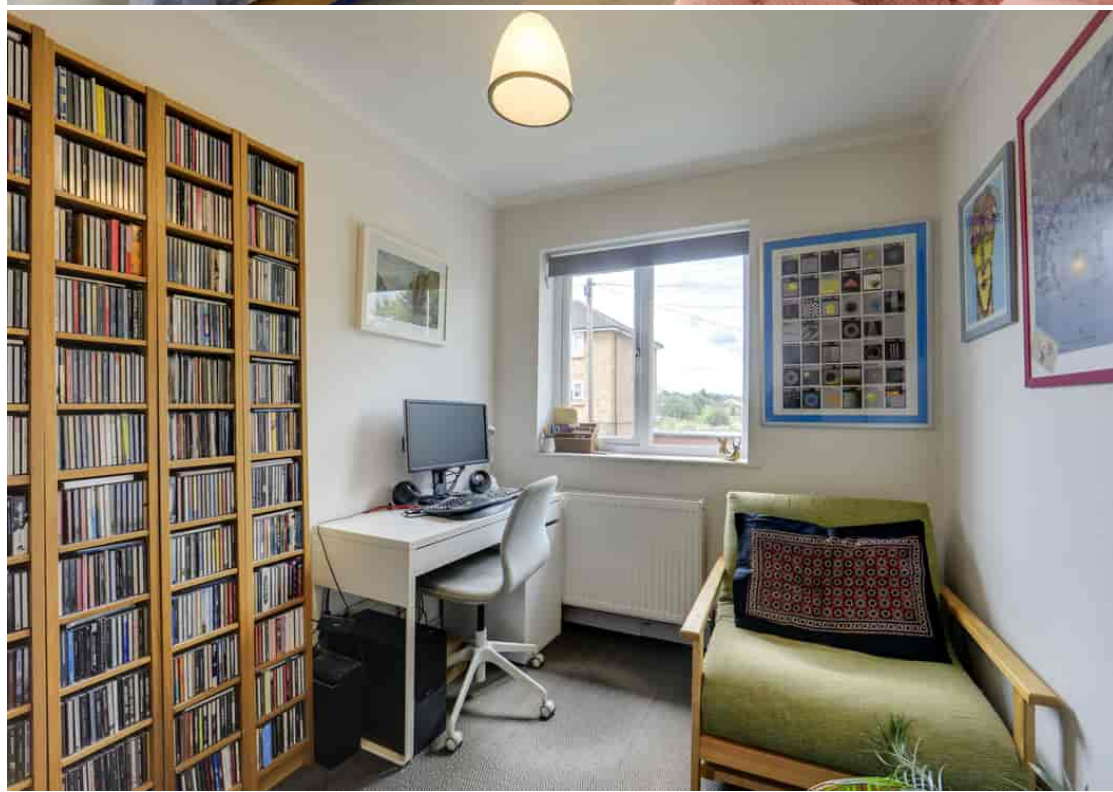


First Floor
Area: 39.6 m² ... 427 ft²

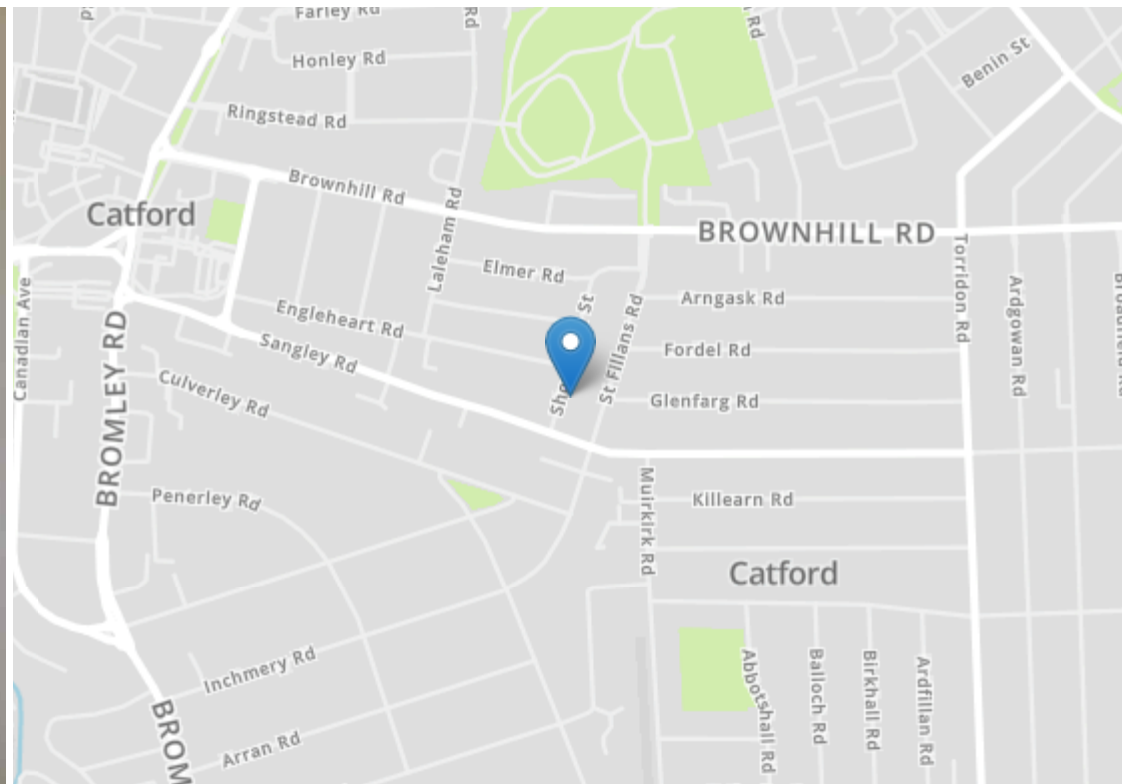
Total Area: 79.7 m² ... 858 ft² (excluding garden)

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+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	56	
(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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