

# Stanfords

— sales & lettings —



**Guide Price £450,000 Freehold**  
2 bedroom terraced house

Aitken Road  
Catford



## Read all about it...

This charming two-bedroom terraced house is tucked away on a quiet no-through road and forms part of a row of characterful homes originally built in the 1890s to house workers from the nearby jam factory.

Beautifully presented throughout, the property boasts an inviting reception room with bay windows that flood the space with natural light, while a fireplace adds warmth and character. To the rear, the dining room seamlessly flows into a stylish kitchen with modern units, creating an ideal space for everyday living and entertaining. Upstairs, there are two well-proportioned bedrooms and a spacious four-piece bathroom suite. The loft room offers generous storage, enhanced by a Velux window that allows natural light to filter in, making it a versatile space for occasional use—with potential for further expansion (STPP).

Stepping outside, the lovingly maintained garden, complete with a garden room, provides a tranquil retreat—perfect for alfresco dining and relaxation.

Conveniently located within easy reach of Catford and Bellingham stations, this home offers excellent transport links into Central London. The vibrant local area boasts a mix of independent shops, supermarkets, a 24-hour gym, and a diverse selection of cafés and restaurants. Popular with families, Catford is well-served by local nurseries and schools. Outdoor enthusiasts will appreciate nearby green spaces such as Beckenham Place Park and the scenic Waterlink Way, a favourite for walking and cycling.

**Council Tax:** Lewisham band C

**TWO BED TERRACED HOUSE**  
**0.4MI TO BELLINGHAM STATION**  
**0.7MI TO TWIN CATFORD STATIONS**

**IDEAL FIRST TIME BUY**  
**MODERN KITCHEN & BATHROOM**  
**APPROX - 655SQFT.**

**Like what you see?**

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to arrange a viewing or request further information







## GROUND FLOOR

### Reception Room

3.44m x 3.16m (11' 3" x 10' 4")

Double-glazed bay windows, ceiling light, fireplace, electric wall heater, wood flooring.

### Dining Room

3.87m x 3.44m (12' 8" x 11' 3")

Double-glazed window, ceiling light, understairs storage cupboard, electric wall heater, wood flooring.

### Kitchen

2.94m x 2.08m (9' 8" x 6' 10")

Double-glazed window, ceiling light, fitted kitchen units, sink with mixer tap and drainer, integrated dishwasher, oven, electric hob and extractor hood, plumbing for washing machine, vinyl flooring, underfloor heating.

## FIRST FLOOR

### Landing

Ceiling light, loft access, fitted carpet.

### Bedroom

3.44m x 3.16m (11' 3" x 10' 4")

Double-glazed windows, pendant ceiling light, electric wall heater, fitted carpet.

### Bedroom

2.68m x 1.95m (8' 9" x 6' 5")

Double-glazed window, pendant ceiling light, electric wall heater, fitted carpet.

### Bathroom

2.94m x 2.10m (9' 8" x 6' 11")

Double-glazed window, ceiling light, freestanding bathtub, walk-in shower, pedestal washbasin, WC, storage cupboard, heated towel rail, vinyl flooring.

## LOFT

### Loft Room

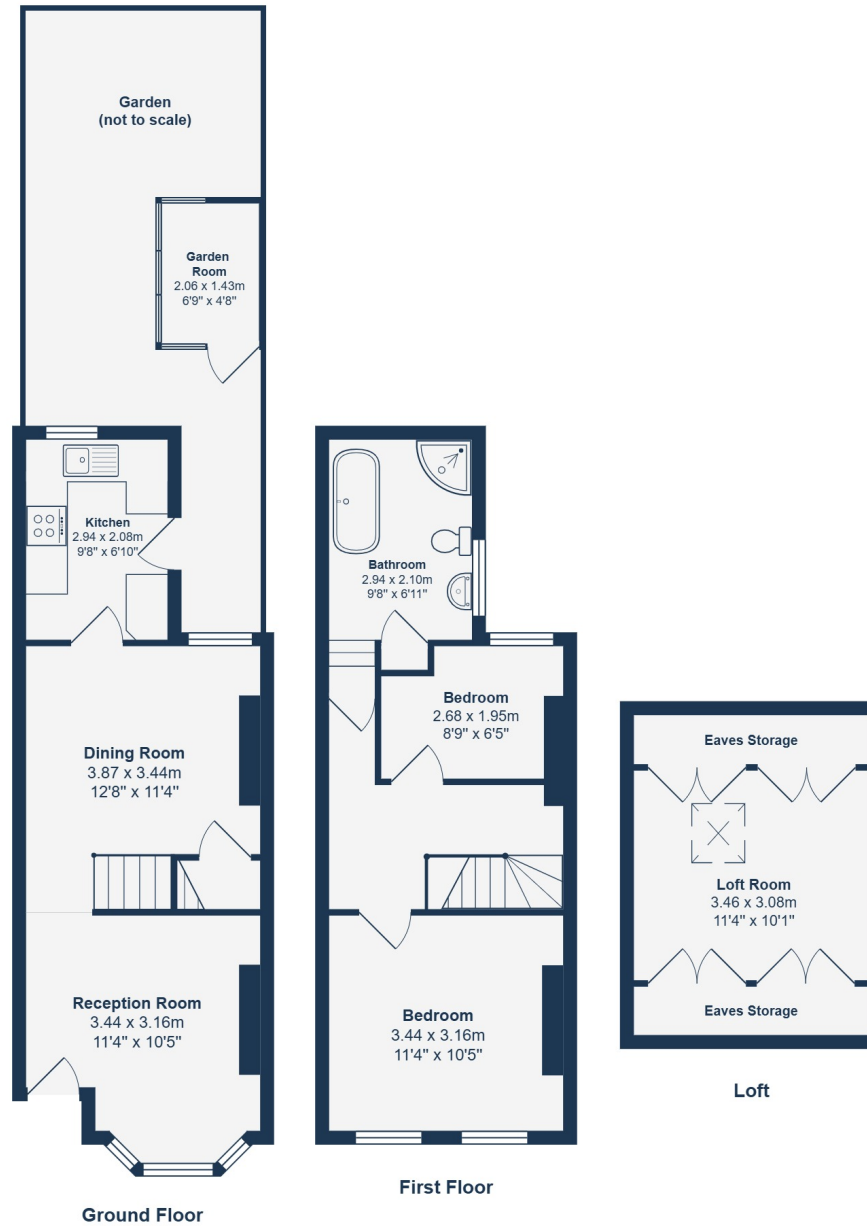
3.46m x 3.08m (11' 4" x 10' 1")

## OUTSIDE

### Garden

Paved garden with garden room.





Total Area: 61.8 m<sup>2</sup> ... 665 ft<sup>2</sup> (excluding loft room & garden room)

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.

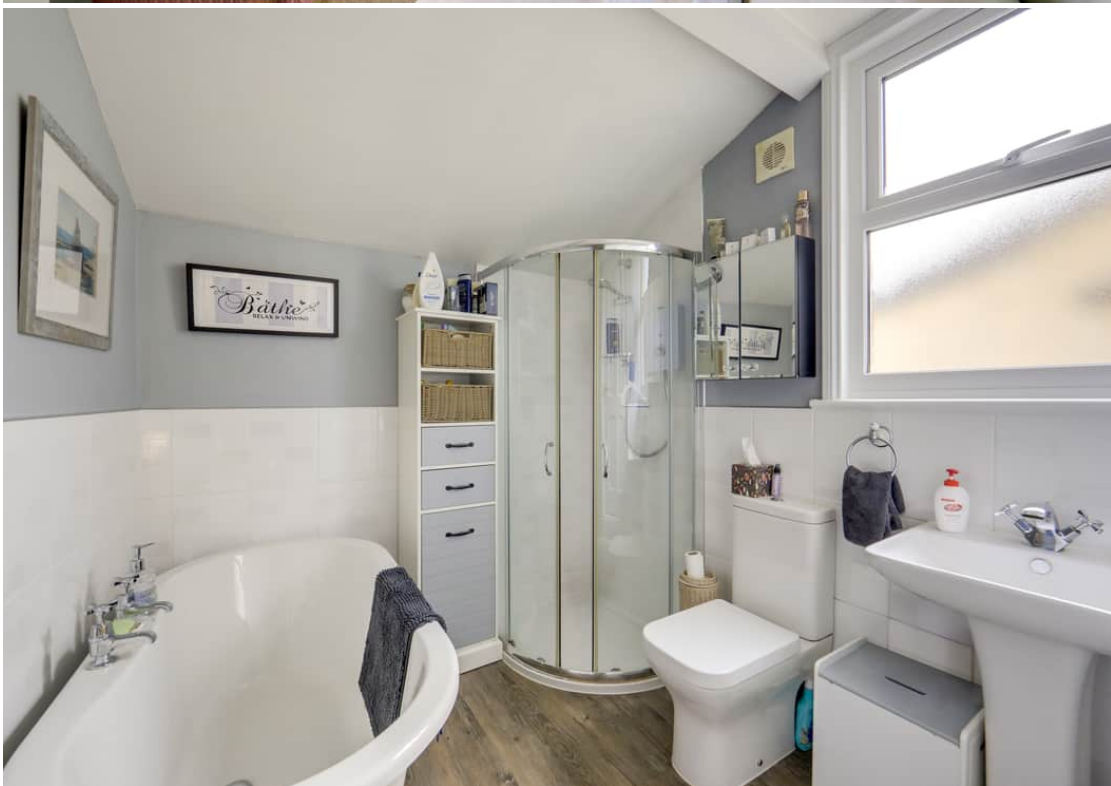
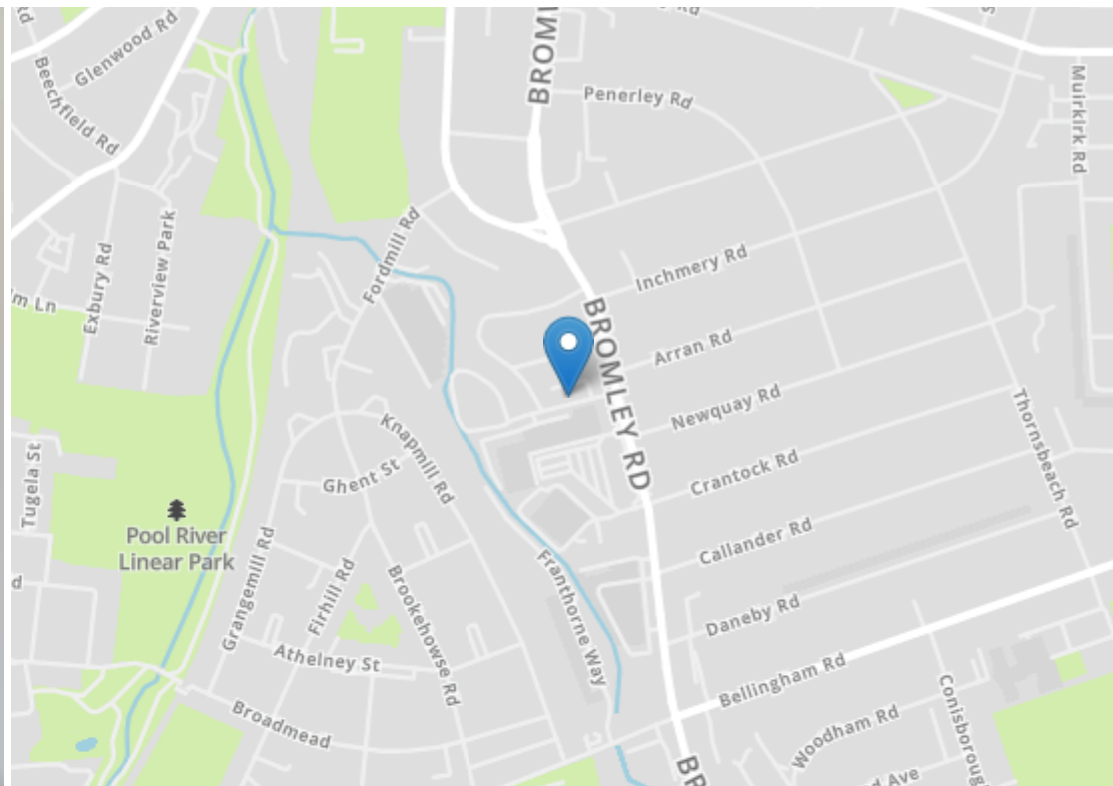




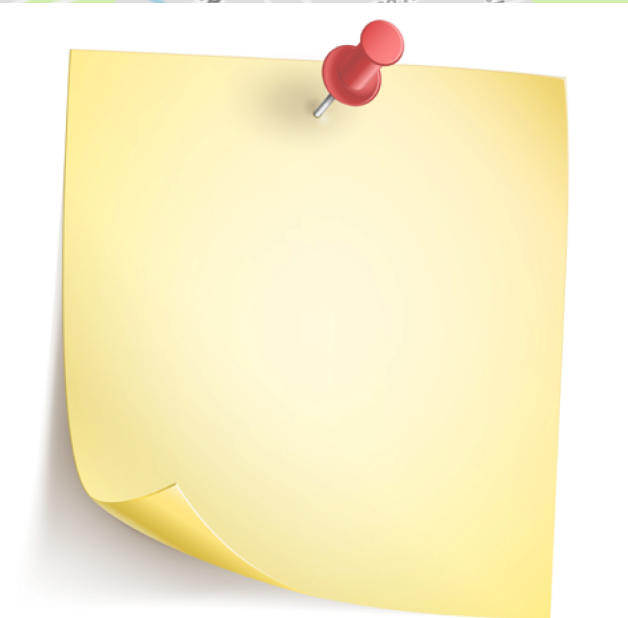








| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         | 86        |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> | 49                      |           |
| (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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