



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

Vineyard Close  
Catford



## Read all about it...

**\*\*GUIDE PRICE: £450,000 - £475,000\*\*** A beautifully updated two-bedroom terraced house, tucked away on Vineyard Close — a peaceful, leafy cul-de-sac in the heart of Catford.

Stylish and thoughtfully renovated throughout, this home combines bright, contemporary interiors with a smart, practical layout. The ground floor opens into a generous entrance hall, leading to a sleek, modern kitchen with streamlined units and ample workspace. To the rear, a spacious, light-filled lounge provides the ideal setting for both relaxing and entertaining, with French doors opening onto a well-maintained private garden — perfect for alfresco dining or soaking up the sun. The garden also benefits from handy rear access.

Upstairs, the property offers two generous double bedrooms and a sleek shower room, enhanced by a large skylight that fills the space with natural light. Additional storage is available via a useful loft space.

Vineyard Close is perfectly located for convenient access to a wide range of amenities. Just a short walk away, you'll find shops, supermarkets, cafés, and essential services such as a GP, dentist, and a 24-hour PureGym. The area is well-served by highly regarded schools, including the Ofsted-rated 'Outstanding' Rathfern Primary School. For outdoor enthusiasts, Blythe Hill Fields and the scenic Waterlink Way provide excellent green space and cycling routes.

Catford and Catford Bridge stations are a short walk away, offering frequent and direct services to Central London — making this an ideal home for commuters seeking a quiet yet connected lifestyle.

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

**TWO BED TERRACED HOUSE  
MODERN KITCHEN &  
BATHROOM  
SOUTH FACING GARDEN**

**NO ONWARD CHAIN  
QUIET CUL-DE-SAC  
0.5MI TO CATFORD STATIONS**

**Like what you see?**

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







## GROUND FLOOR

### Entrance Hall

Inset ceiling spotlights, understairs storage cupboard, radiator, wood flooring.

### Kitchen

4.54m x 1.78m (14' 11" x 5' 10")

Double-glaze window, inset ceiling spotlights, fitted kitchen units, 1.5 bowl sink with mixer tap and drainer, integrated oven and electric hob, extractor hood, plumbing for washing machine and dishwasher, radiator, tile flooring.

### Lounge/Diner

5.99m x 3.62m (19' 8" x 11' 11")

Double-glazed windows and French doors to garden, inset ceiling spotlights, storage cupboard, radiators, wood flooring.

## FIRST FLOOR

### Landing

Pendant ceiling light, loft access, wood flooring.

### Bedroom

4.26m x 3.62m (14' 0" x 11' 11")

Double-glazed window, pendant ceiling light, radiator, wood flooring.

### Bedroom

3.95m x 3.62m (13' 0" x 11' 11")

Double-glazed window, pendant ceiling light, storage cupboard, radiator, wood flooring.

### Shower Room

2.22m x 1.76m (7' 3" x 5' 9")

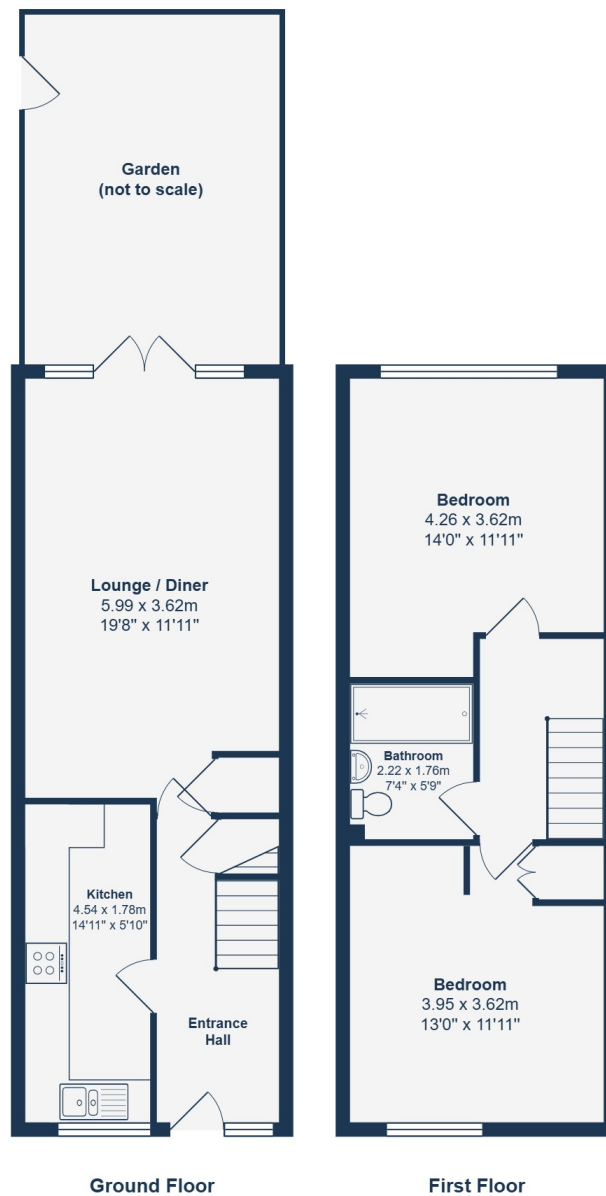
Skylight, flush ceiling light, walk-in shower with rainfall and handheld showerheads, washbasin, WC, heated towel rail, tile flooring.

## OUTSIDE

### Garden

Paved garden with storage shed and rear access.





Total Area: 78.0 m<sup>2</sup> ... 839 ft<sup>2</sup>

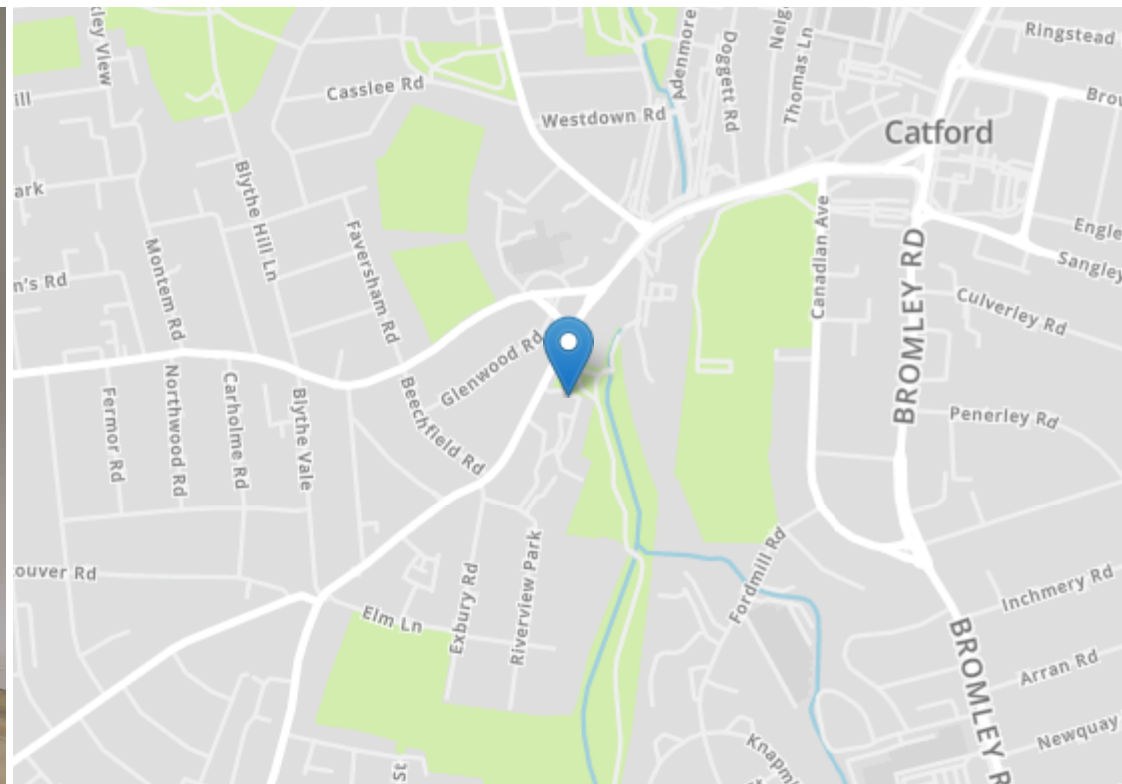
Drawn for Stanfords Sales & Lettings

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		86
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		



Robert Stanford Estates property particulars are produced in accordance with the Consumer Rights Act (2015) and should not be construed as a contract or offer. The contents of these property particulars are to provide a general illustration only and are inconsequential to any decisions to purchase a property. A potential buyer accepts that all representations made by these particulars are made in good faith on behalf of the seller and require verification by a buyers' legal and professional representatives prior to an exchange of contracts. We offer no guarantees for any structural component, service or appliance and while we make every effort to take accurate measurements and distances, they are illustrative only. Any reliance you place on information within these particulars is therefore strictly at your own risk.