

Stanfords
— sales & lettings —



GUIDE PRICE £775,000 Freehold
3 bedroom terraced house

34 Polsted Road
Catford

Read all about it...

GUIDE PRICE £775,000-£800,000 A stunning 3 double bedroom terraced house on Polsted Road, bordering Honor Oak Park, Catford & Forest Hill. This immaculate period property offering spacious living space, with scope to expand further (Subject to planning) making it an ideal home for a growing family. The accommodation comprises of a generous reception room, with a beautiful fireplace, a truly stunning open-plan kitchen and dining room with laminate flooring throughout. Alcove shelving space and a carpeted staircase that leads up to the first floor of the property.

The first floor is occupied by three double bedrooms and a modern fitted family bathroom. The master bedroom benefits from a beautiful feature fireplace and carpeted flooring, the two further bedrooms have ample storage space. The property also has a huge loft space. Outside there is a large, pretty garden which includes a cedar garden studio - perfect for people working from home! A great location with it being situated only 0.3 miles from Catford and Catford Bridge Station and 0.4 miles from Honor Oak Park. This property is located on a highly desirable street in the catchment for Outstanding primary schools Stillness and Rathfern. The beautiful Blythe Hill Fields and Ladywell Fields are a stone's throw away. There is also the benefit of there being no parking restrictions on the street. Viewing is highly recommended.

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

THREE BEDROOMS
TOTAL AREA - 1,162SQFT.
LARGE GARDEN WITH STUDIO

0.3 MILES TO CATFORD STATIONS
0.2 MILES TO BLYTHE HILL FIELDS

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, picture rail, radiator, carpeted staircase leading up to the first floor, laminate flooring

Reception Room

15' 6" x 12' 3" (4.72m x 3.73m)

Pendant ceiling light, gas heater fireplace, double glazed bay window to front, radiator, laminate flooring, alcove walls

Kitchen/Dining Room

19' 10" x 12' 10" (6.05m x 3.91m)

Pendant ceiling light, matching wall and base units, breakfast bar, integrated oven, overhead extractor fan, ceramic sink with drainer and mixer tap, splashback, quartz work surface, wooden flooring, window to the rear.

Pendant ceiling light, picture rail, wooden flooring, radiator, alcove shelving space, feature fireplace, double french doors leading to rear garden.

FIRST FLOOR

Bedroom

15' 6" x 11' 7" (4.72m x 3.53m)

Pendant ceiling light, double glazed bay window to the front, feature fireplace, radiator, fitted carpet.

Bedroom

9' 11" x 7' 10" (3.02m x 2.39m)

Pendant ceiling light, double glazed window to the front, radiator, fitted carpet.

Bedroom

12' 10" x 11' 7" (3.91m x 3.53m)

Pendant ceiling light, double glazed windows to the rear, feature fireplace, radiator, fitted carpet.

Bathroom

8' 3" x 7' 10" (2.51m x 2.39m)

Inset spotlights, 2 double glazed windows to rear, tiled walls, bathtub with shower attachment and glass screen, basin, WC, radiator, built-in cupboard, tiled flooring.

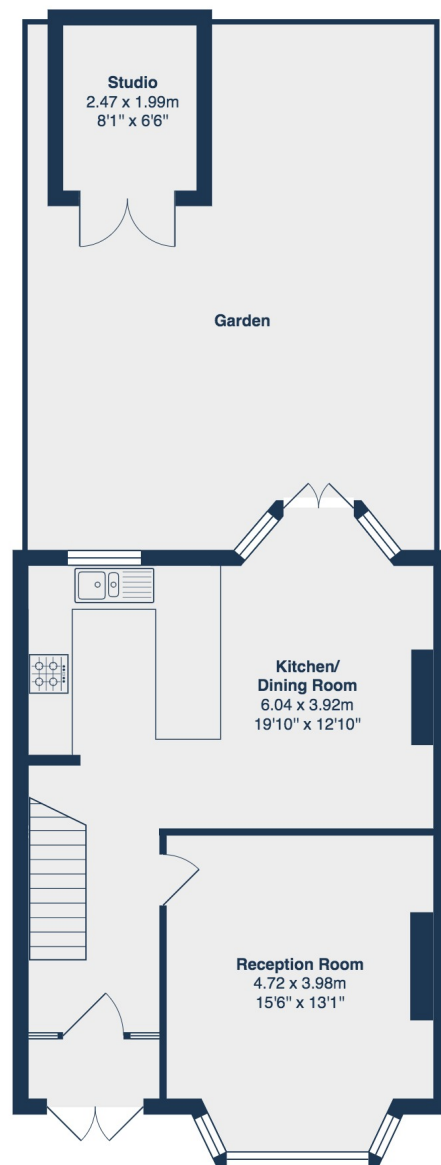
OUTSIDE

Garden

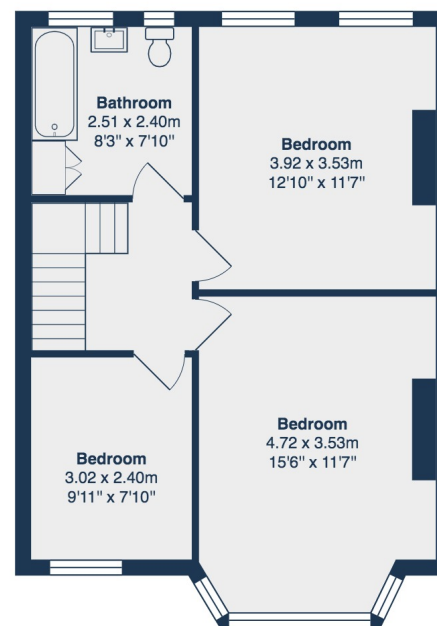
Decked seating area leading to laid lawn and flower beds.

Studio

Inset spotlights, laminate flooring, double glazed French doors.



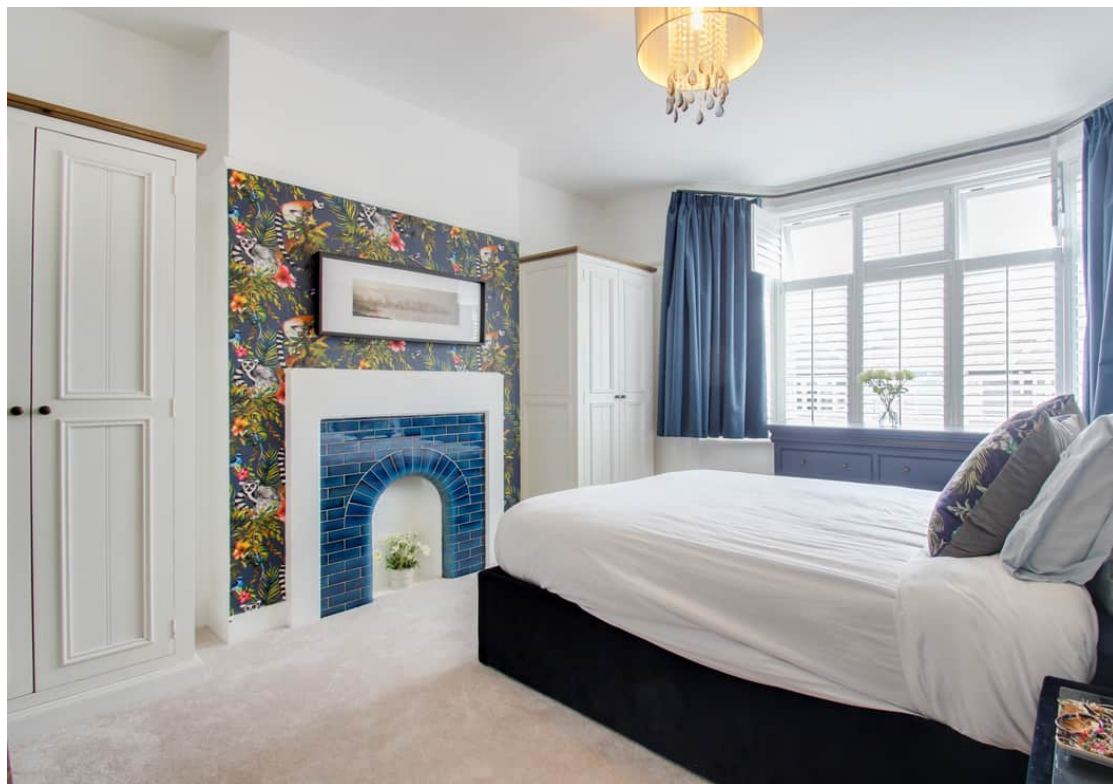
GROUND FLOOR



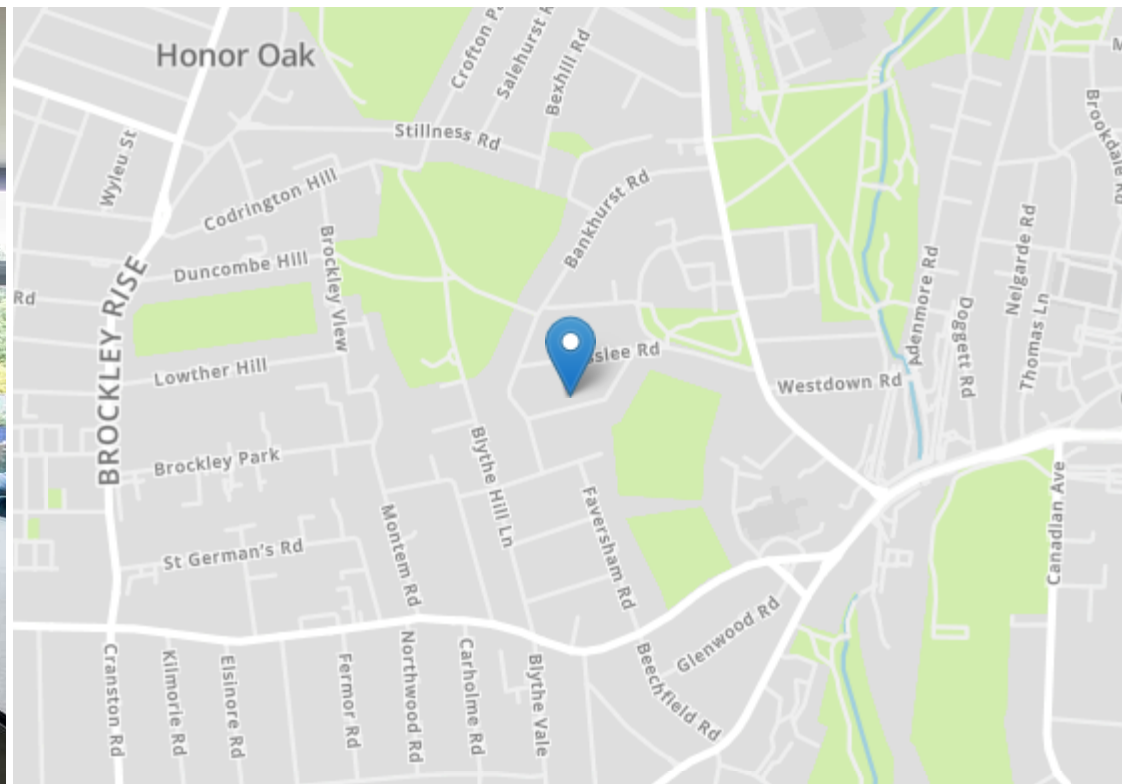
FIRST FLOOR

Total Area: 108.0 m² ... 1162 ft² (excluding garden)

All measurements are approximate and for display purposes only







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		89
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		



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