



Stanfords

— sales & lettings —

£1,250,000 Freehold
5 bedroom semi-detached house

Bargery Road
Catford

Read all about it...

Spanning over 2,500 square feet, this beautifully extended five-bedroom semi-detached home is nestled on Bargery Road, a quiet, tree-lined street in the highly sought-after Culverley Conservation Area.

Immaculately presented throughout, the property seamlessly blends period charm with modern style, retaining many original features that make these homes so desirable. Stepping inside, you are welcomed by a striking fireplace that sets the tone for the warmth and character found throughout. The original wood floorboards flow into the spacious reception room, where an expansive bay window fills the space with natural light. Elegant period details, including a decorative ceiling rose, ornate cornicing, and a feature fireplace, add timeless charm.

To the rear, a second reception room offers a cosy retreat, complete with a wood-burning stove and French doors leading to the garden. This space seamlessly connects to the open-plan kitchen and dining area—an impressive heart of the home designed for modern family living. The beautifully crafted deVOL kitchen is a standout feature, combining timeless design with high-quality craftsmanship. Sleek cabinetry, premium fittings, and ample space for a large dining table make it perfect for entertaining, while a spacious utility room/pantry and a downstairs WC add further practicality.

On the first floor, a sweeping landing leads to four well-proportioned bedrooms, plus a smaller room ideal as a home office. A contemporary family bathroom serves this level. The second-floor extension houses a luxurious master suite, bathed in natural light from Velux windows. This private retreat boasts a walk-in closet, generous eaves storage, and a spa-like en-suite bathroom featuring a freestanding roll-top bathtub and a spacious walk-in shower. Stepping outside, the expansive garden is perfect for both relaxation and recreation.

A large patio area provides an ideal setting for alfresco dining, while the lawn offers plenty of space for play. At the far end, raised plant beds create a haven for gardening enthusiasts, alongside a spacious storage shed. The garden also benefits from side access.

Ideally located for commuters, the property is within easy reach of Catford and Bellingham stations, offering quick connections to Central London. The local area features a diverse mix of independent shops, supermarkets, restaurants, and cafés. Families will appreciate the proximity to well-regarded nurseries and schools, including Rushy Green Primary School and St. Dunstan's College, an esteemed independent school offering education from nursery through sixth form. Nearby green spaces, including the popular Mountsfield Park and the scenic Waterlink Way, provide ample opportunities for outdoor activities.

This stunning home offers space, elegance, and functionality in one of Catford's most desirable locations—an exceptional opportunity for modern family living.

CULVERLEY CONSERVATION AREA
FIVE BEDROOMS + STUDY
STUNNING INTERIORS
0.7MI TO CATFORD TWIN STATIONS

EXTENDED FAMILY HOME
EXPANSIVE MASTER SUITE
PAVED DRIVEWAY
APPROX 2,500SQFT.



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GROUND FLOOR

Entrance Hall

Ceiling light, fireplace, understairs storage cupboard, column radiator, wood flooring.

Reception Room

4.80m x 4.76m (15' 9" x 15' 7")

Sash bay windows, plantation shutters, pendant ceiling light, fireplace, radiators, wood flooring.

Reception Room

5.11m x 3.54m (16' 9" x 11' 7")

French doors to garden, ceiling light, fireplace with wood burning stove, column radiator, wood flooring.

Kitchen & Dining Room

7.01m x 3.30m (23' 0" x 10' 10")

French doors to garden, pendant ceiling lights, wall-mounted lights, fitted base units with marble worktop, 2.0 bowl sink with mixer tap, integrated dishwasher, range cooker, extractor hood, fireplace, column radiator, wood flooring.

Utility Room

3.08m x 2.32m (10' 1" x 7' 7")

Window, inset ceiling spotlights, fitted cabinetry, integrated fridge and freezer, plumbing for washing machine, cupboard housing boiler, wood flooring.

WC

2.12m x 0.89m (6' 11" x 2' 11")

Window, pendant ceiling light, washbasin, WC, radiator, wood flooring.

FIRST FLOOR

Landing

Window, pendant ceiling lights, wood flooring.

Bedroom

4.76m x 4.53m (15' 7" x 14' 10")

Sash bay windows, plantation shutters, pendant ceiling light, radiators, wood flooring.

Bedroom

4.94m x 2.08m (16' 2" x 6' 10")

Sash window, plantation shutters, pendant ceiling light, radiator, wood flooring.

Bedroom

5.11m x 3.38m (16' 9" x 11' 1")

Sash windows, pendant ceiling light, fireplace, radiator, wood flooring.

Bathroom

2.65m x 2.20m (8' 8" x 7' 3")

Window, inset ceiling spotlights, wall-mounted lights, bathtub with shower and screen, double basin vanity unit, WC, heated towel rail, tile flooring.

Bedroom/Study

2.36m x 2.20m (7' 9" x 7' 3")

Sash window, pendant ceiling light, radiator, wood flooring.

Bedroom

4.16m x 3.30m (13' 8" x 10' 10")

Sash windows, pendant ceiling light, fireplace, radiator, wood flooring.

SECOND FLOOR

Bedroom

5.99m x 5.66m (19' 8" x 18' 7")

Velux roof windows, track ceiling light, radiator, eaves storage, wood flooring.

Ensuite

3.89m x 2.82m (12' 9" x 9' 3")

Velux roof window, inset ceiling spotlights, walk-in shower with rainfall and handheld shower heads, freestanding roll top bathtub, pedestal washbasin, WC, column radiator with towel rail, tile flooring.

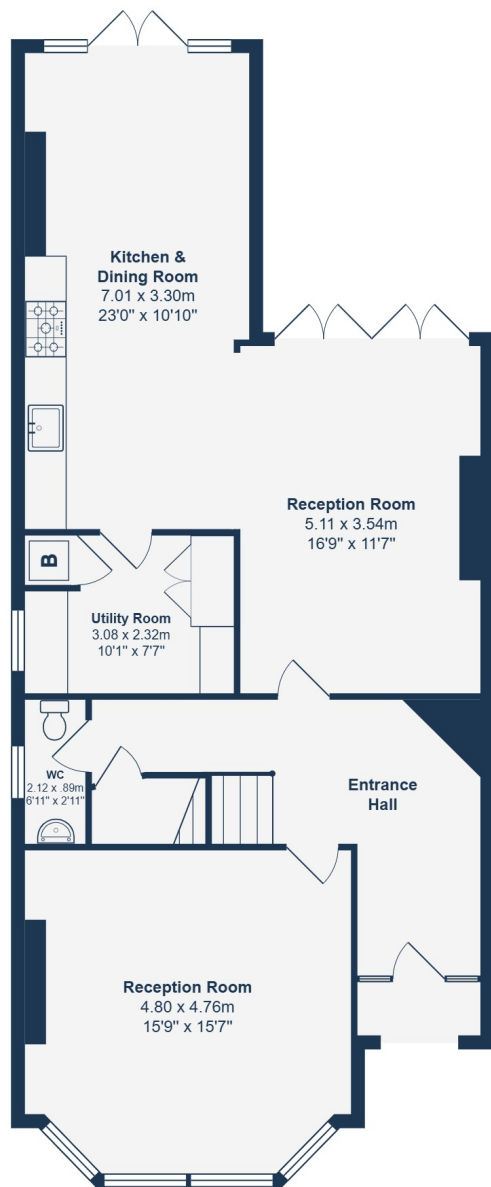
Dressing Room

5.09m x 2.05m (16' 8" x 6' 9")

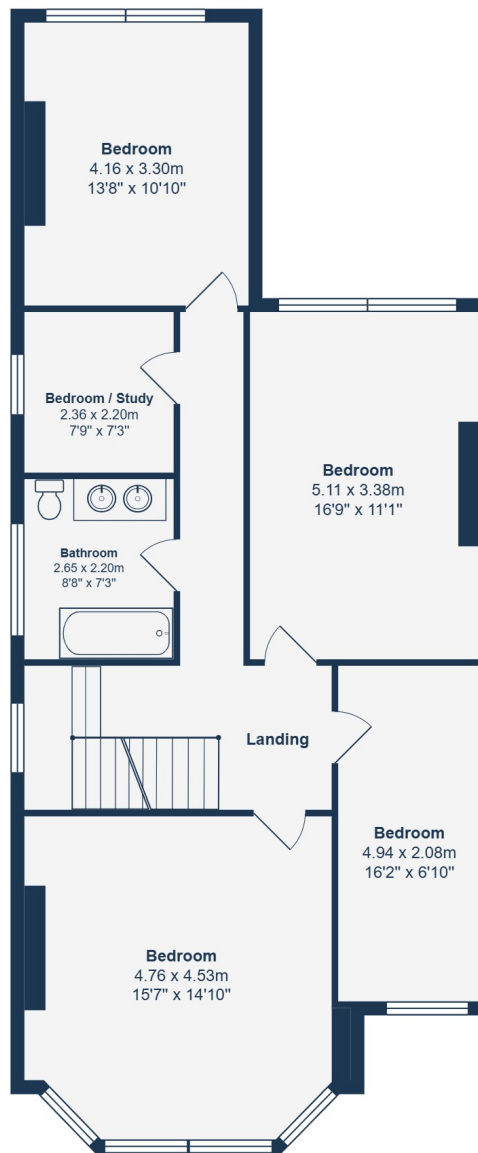
OUTSIDE

Garden

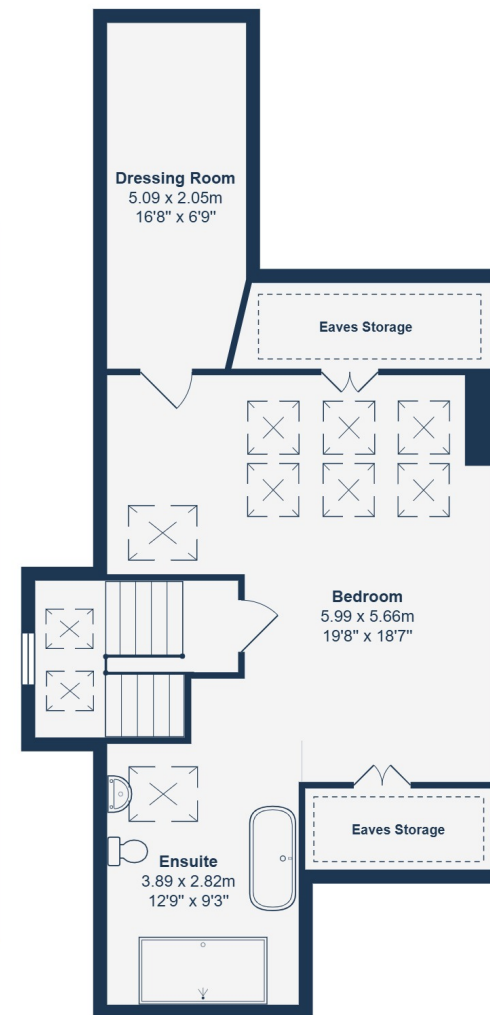
Paved patio leading to artificial lawn with mature plant borders, garden to rear with plant beds, gravel patio and large storage shed, side access.



Ground Floor



First Floor



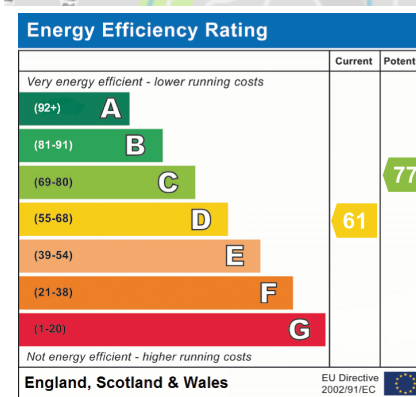
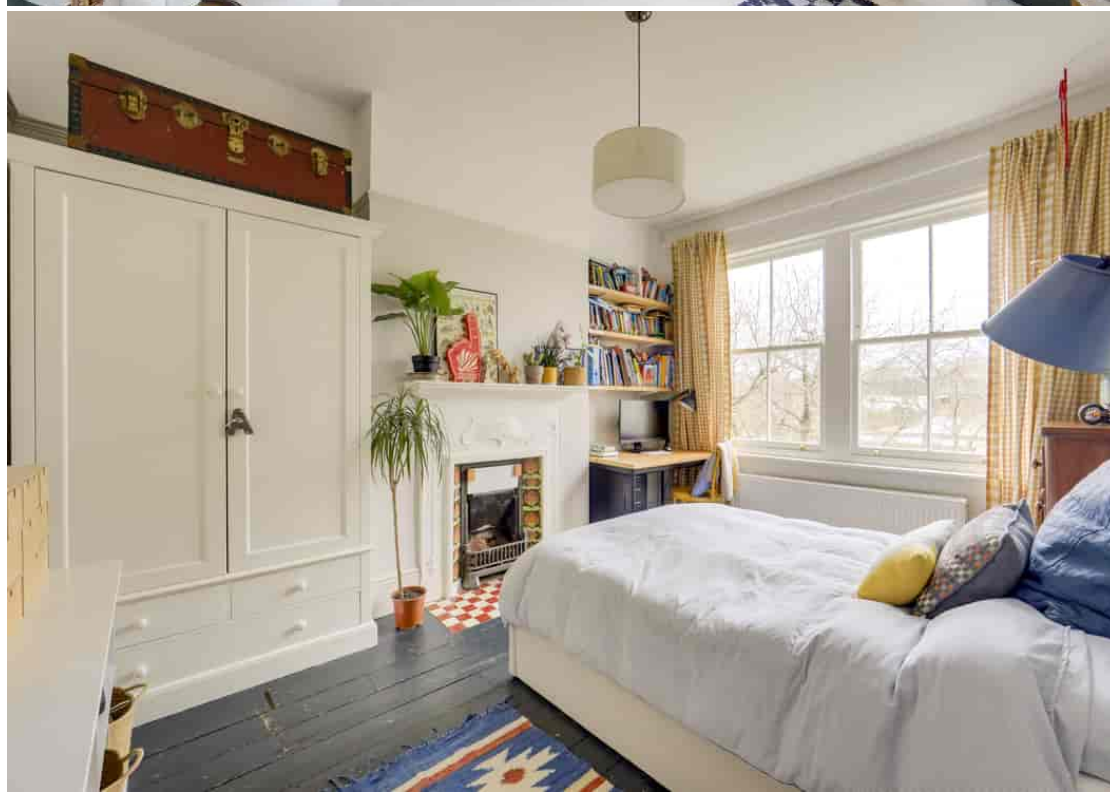
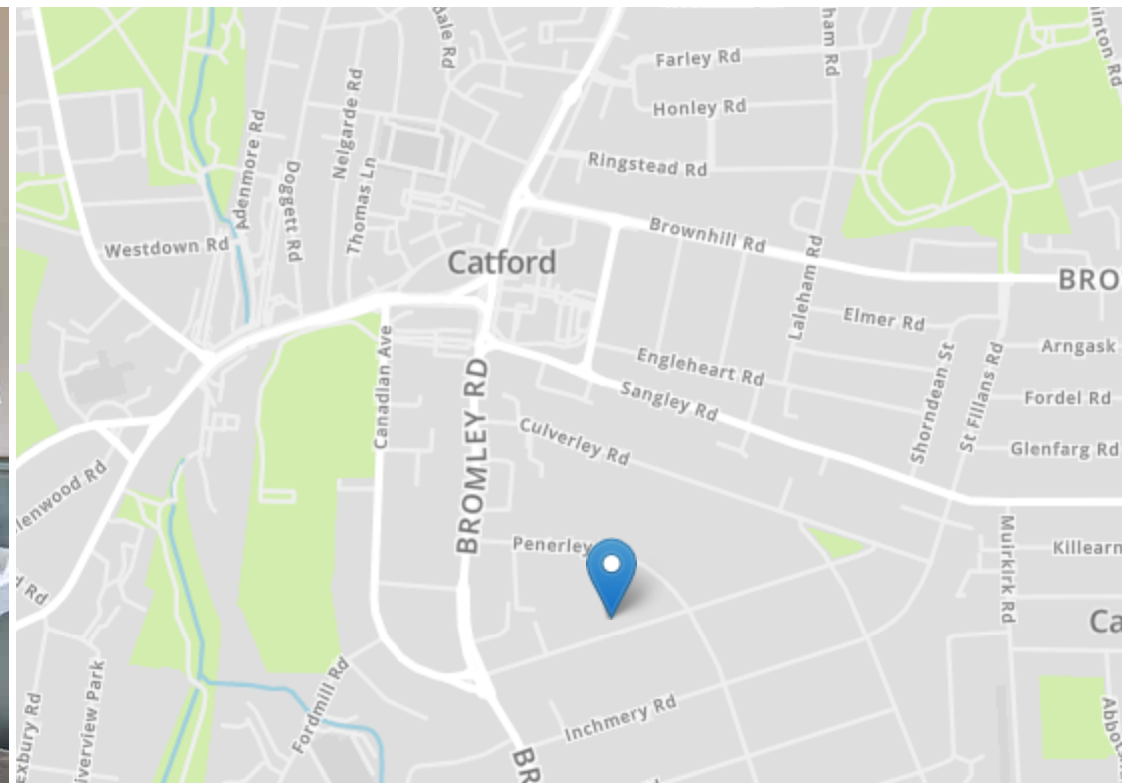
Second Floor

Total Area: 237.6 m² ... 2557 ft² (excluding eaves storage)

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.







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