

Stanfords
— sales & lettings —



£475,000 Freehold
2 bedroom terraced house

Aitken Road
Catford

Read all about it...

Nestled on Aitken Road, a quiet no-through street, this beautifully presented brick-fronted home is perfect for buyers seeking a move-in-ready property.

The ground floor features a spacious double reception room with bay windows, a charming period fireplace, and ample space for lounging and dining. This flows seamlessly into the sleek, contemporary kitchen. From here, step out to the paved garden, an ideal space for alfresco dining and relaxing in the sun. Upstairs, the first floor offers two bedrooms and a luxurious bathroom, complete with a freestanding roll-top tub and a walk-in shower. The bright loft room provides versatile additional space, perfect for use as a home office or an occasional guest room.

Conveniently located, the property is within easy reach of Catford and Bellingham stations, offering quick links to Central London. The vibrant local area boasts independent shops, supermarkets, a 24-hour gym, and a variety of cafes and restaurants. Outdoor enthusiasts will enjoy nearby green spaces like Beckenham Place Park and the Waterlink Way, a favourite for walking and cycling.

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

GROUND FLOOR

Lounge

9' 7" x 9' 5" (2.92m x 2.87m)

Double-glazed bay windows, plantation shutters, pendant ceiling light, fireplace, radiator, laminate wood flooring.

Dining Room

13' 11" x 13' 2" (4.24m x 4.01m)

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

Kitchen

12' 0" x 8' 11" (3.66m x 2.72m)

Double-glazed windows and door to garden, inset ceiling spotlights, fitted kitchen units, sink with mixer tap, plumbing for dishwasher and washing machine, integrated oven, electric hob and extractor hood, laminate wood flooring.

FIRST FLOOR

Bedroom

13' 2" x 11' 5" (4.01m x 3.48m)

Double-glazed windows, plantation shutters, pendant ceiling light, radiator, laminate wood flooring.

Bedroom

11' 8" x 7' 4" (3.56m x 2.24m)

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

Bathroom

8' 11" x 6' 10" (2.72m x 2.08m)

Double-glazed window, inset ceiling spotlights, freestanding roll top bathtub, walk-in shower, washbasin on vanity unit, WC, heated towel rail, tile flooring.

SECOND FLOOR

Loft Room

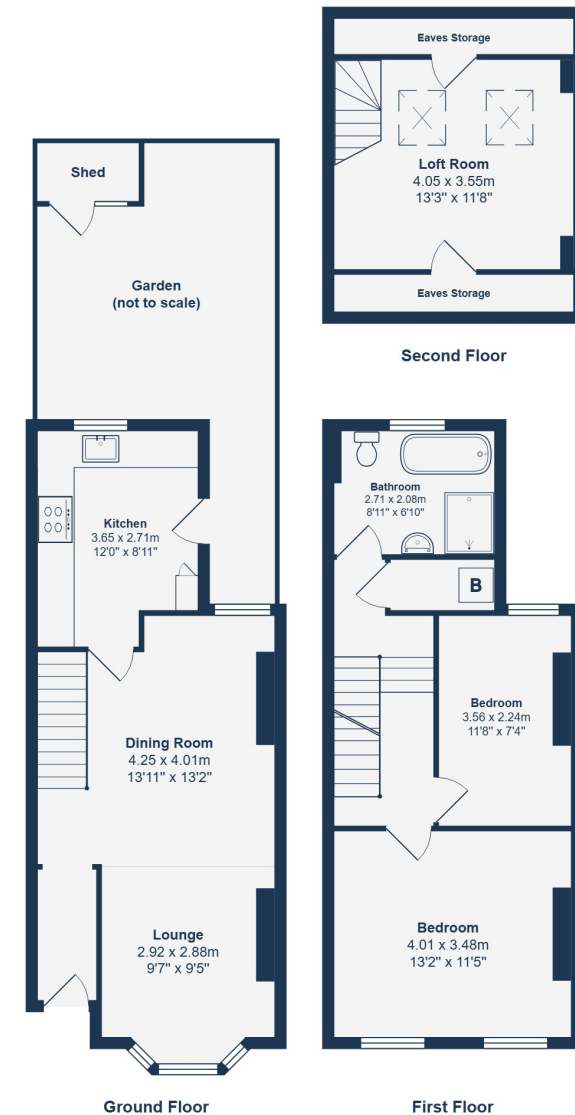
Velux roof windows, track ceiling lights, eaves storage, laminate wood flooring.

OUTSIDE

Loft Room

13' 3" x 11' 8" (4.04m x 3.56m)

Paved garden with brick storage shed.



Total Area: 88.5 m² ... 953 ft² (excluding eaves storage, shed)

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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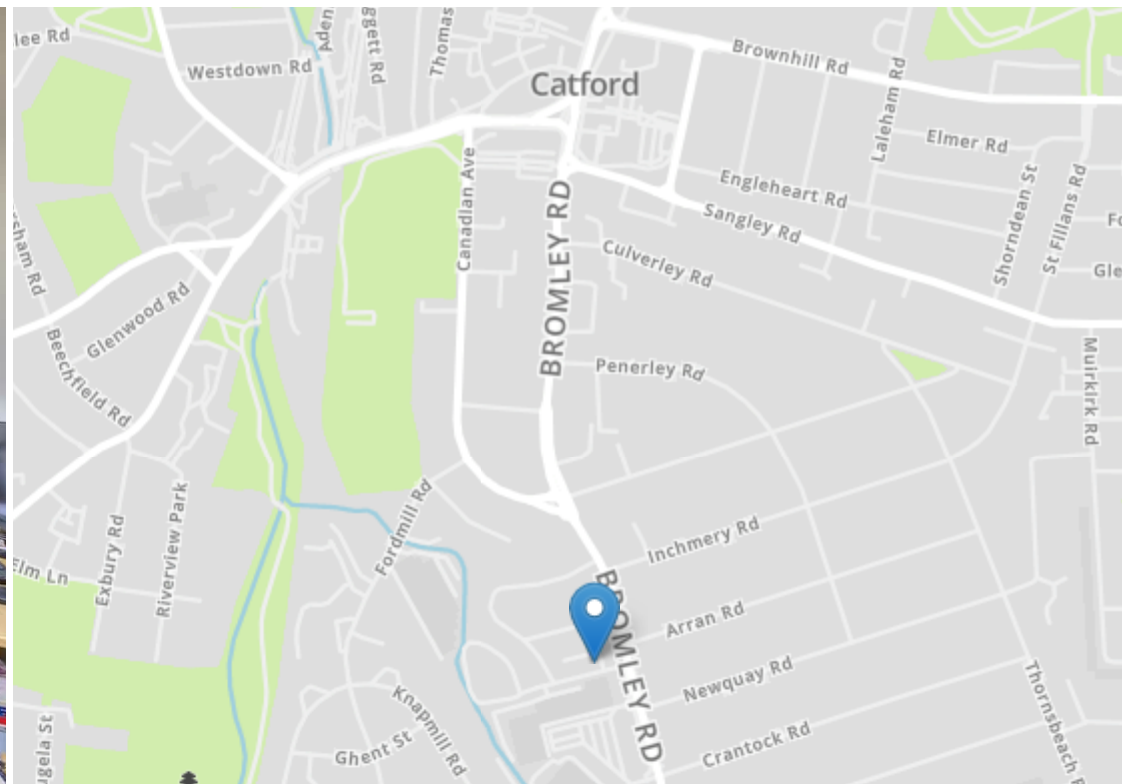
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TWO BED TERRACED HOUSE
MODERN KITCHEN & BATHROOM
LOW MAINTENANCE GARDEN

BEAUTIFULLY PRESENTED
THROUGHOUT
LOFT ROOM
TOTAL AREA: 953SQFT.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(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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