

Stanfords
— sales & lettings —



Guide Price £550,000 Freehold
3 bedroom semi-detached house

Bellingham Road
Catford

Read all about it...

This bright and spacious three-bedroom semi-detached house is perfectly situated just steps from the beautiful Forster Memorial Park on Bellingham Road.

With over 1,000 sq ft of living space, the ground floor features a welcoming entrance hall, a spacious lounge with a feature fireplace and bay windows, and a separate dining room with French doors leading to the rear garden. The kitchen is equipped with modern units and offers plenty of space for cooking and storage, as well as a recently fitted gas boiler. Upstairs, the landing is flooded with natural light from a striking side window, leading to two double bedrooms with built-in storage, a third single bedroom with interconnecting door to main bedroom, and a bathroom with a separate WC. The loft provides additional storage space and potential for extension, subject to planning permission.

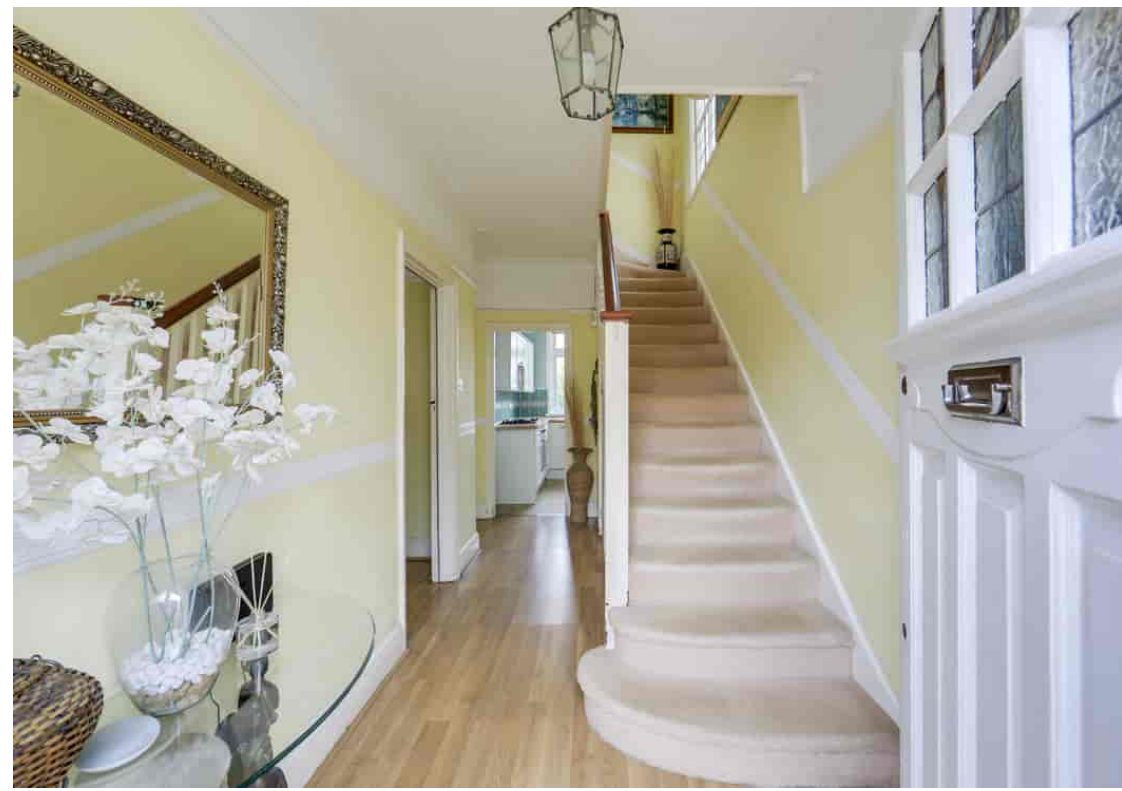
Outside, the lovingly maintained garden offers ample space for alfresco dining, entertaining, and enjoying views of Bellingham Bowling Green with no overlooking property. The property also benefits from a driveway providing off-street parking.

Ideal for those seeking convenient transport links and a vibrant local community, this home is close to Bellingham Station, offering frequent bus and rail services to Central London and beyond. The area boasts a diverse selection of shops, supermarkets, and dining options, as well as essential amenities like GP and dental practices and the Bellingham Leisure & Lifestyle Centre. Popular with young families, Bellingham Road is well-served by well regarded nurseries and schools.

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

**SEMI-DETACHED FAMILY HOME
OFF - STREET PARKING
CLOSE TO FORSTER MEMORIAL
PARK**

**LARGE GARDEN
APPROX 1,002SQFT.
0.5 MI TO BELLINGHAM STATION**



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, understairs storage cupboard, radiator, laminate wood flooring.

Lounge

12' 11" x 11' 10" (3.94m x 3.61m)

Double-glazed bay windows, chandelier ceiling light, fireplace, alcove shelving, radiator, laminate wood flooring.

Dining Room

13' 1" x 10' 11" (3.99m x 3.33m)

Double-glazed French doors, chandelier ceiling light, radiator, laminate wood flooring.

Kitchen

8' 11" x 7' 5" (2.72m x 2.26m)

Double-glazed window, door to garden, fitted kitchen units, sink with mixer tap and drainer, plumbing for washing machine, integrated oven, gas hob and extractor hood, gas boiler (installed November 2023), laminate wood flooring.

FIRST FLOOR

Landing

Window to side, chandelier ceiling light, access to loft, fitted carpet.

Bedroom

12' 11" x 11' 10" (3.94m x 3.61m)

Double-glazed bay windows, ceiling light, fitted wardrobes, fitted carpet.

Bedroom

13' 1" x 10' 11" (3.99m x 3.33m)

Double-glazed windows, ceiling light, fitted wardrobes, radiator, fitted carpet.

Bedroom

8' 4" x 6' 7" (2.54m x 2.01m)

Double-glazed windows, ceiling light, radiator, fitted carpet.

Bathroom

7' 5" x 5' 0" (2.26m x 1.52m)

Double-glazed window, bathtub with shower, pedestal washbasin, tile flooring.

WC

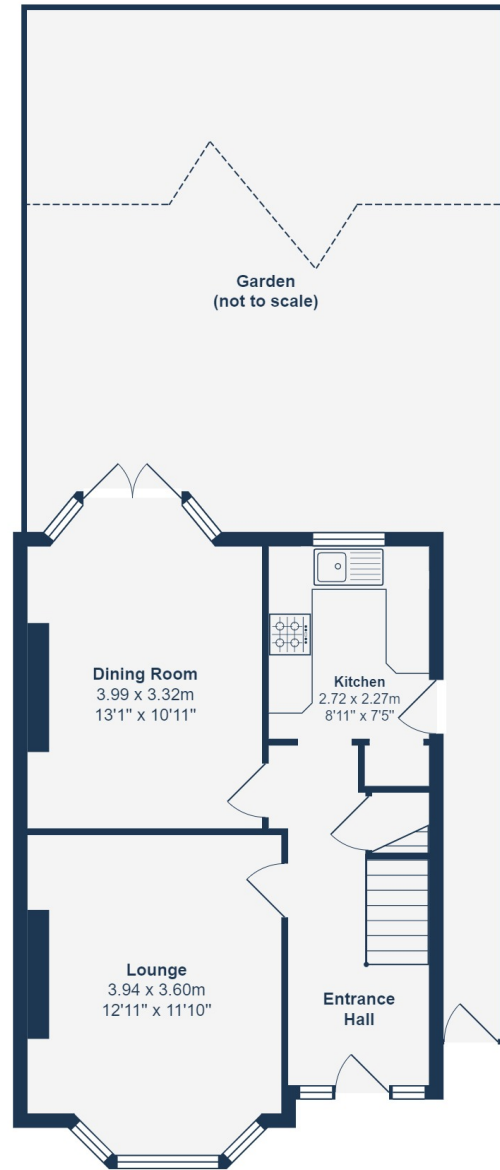
4' 0" x 2' 10" (1.22m x 0.86m)

Double-glazed window, ceiling light, WC, tile flooring.

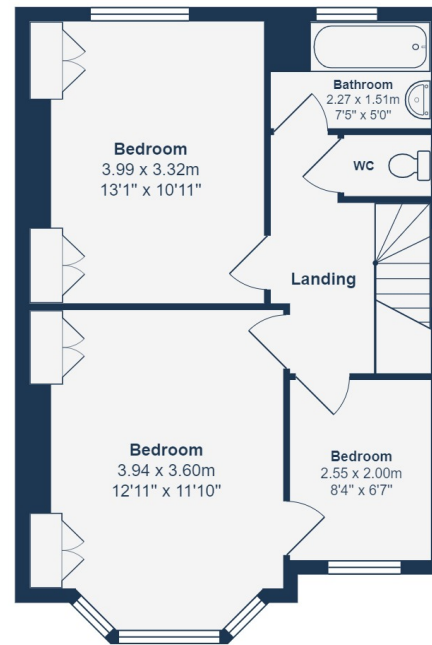
OUTSIDE

Garden

Decking, patio, storage shed and side access.



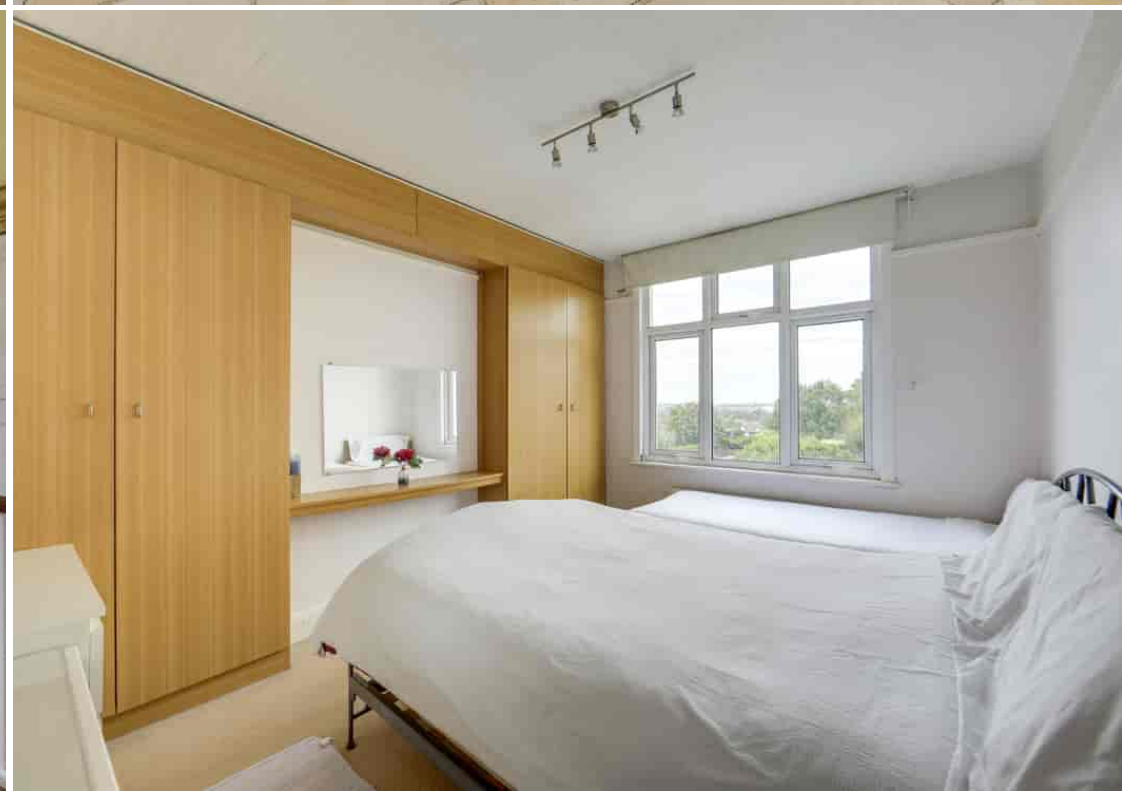
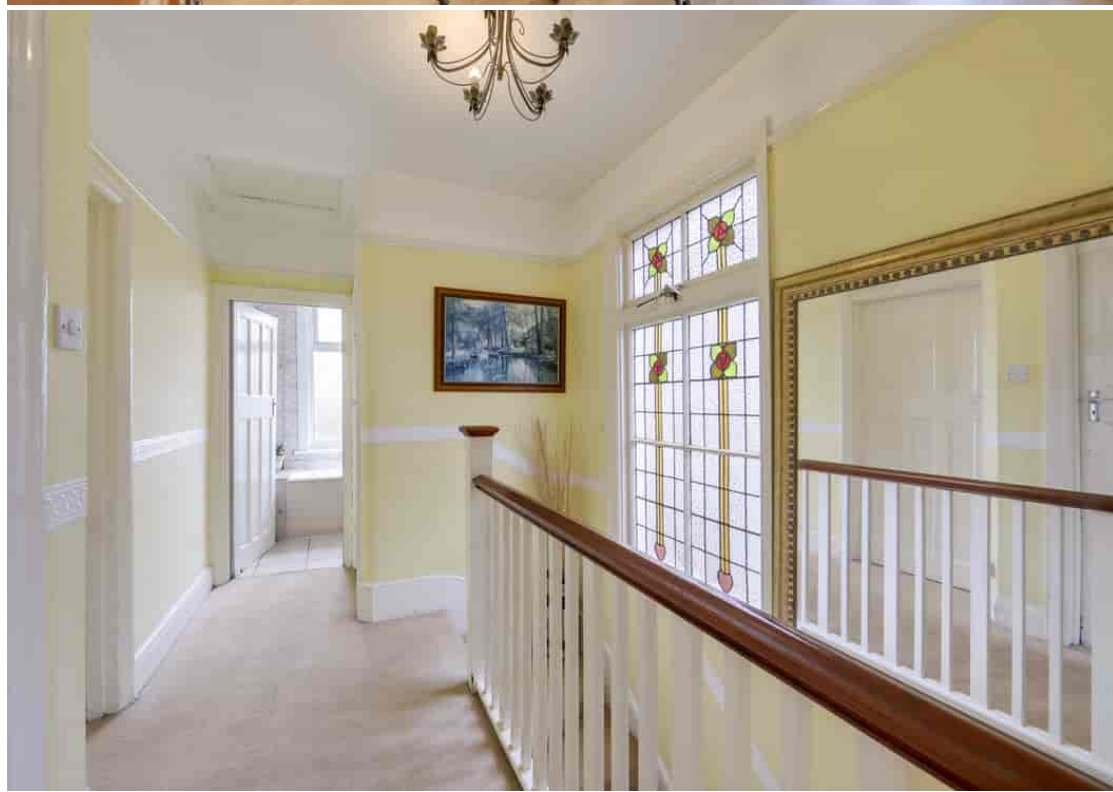
Ground Floor
Area: 47.1 m² ... 507 ft²



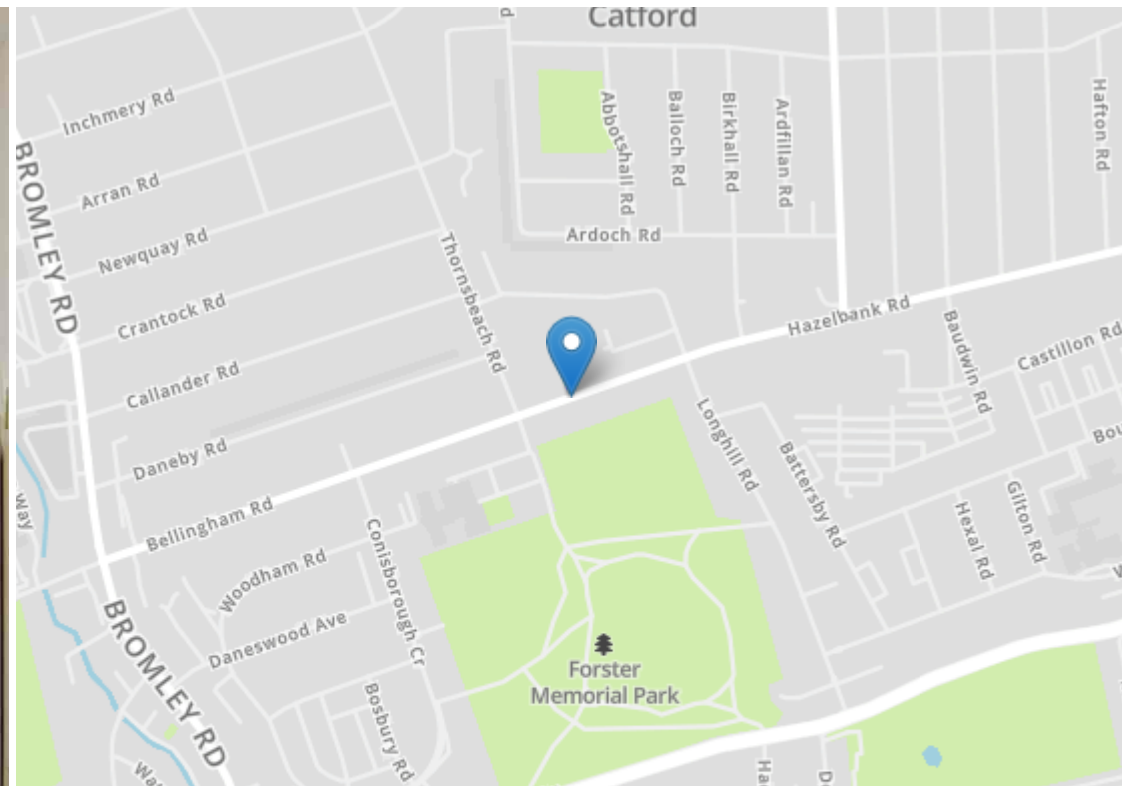
First Floor
Area: 46.0 m² ... 495 ft²

Total Area: 93.1 m² ... 1002 ft²

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		
(69-80) C		80
(55-68) D	60	
(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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