

Stanfords

— sales & lettings —



Guide Price £700,000 Freehold

3 bedroom terraced house

Hawstead Road

London

Read all about it...

A beautifully presented brick-fronted home, blending period charm with modern style, in a vibrant and well-connected location.

Nestled on Hawstead Road, this immaculately presented terraced home is move-in ready. Inside, the entrance hall leads to an inviting double reception room, bathed in natural light from dual-aspect windows. Plenty of period features, such as the ceiling rose and fireplace add warmth and character, creating the perfect space to unwind. The spacious kitchen leads out to the low maintenance, South-facing, rear garden, offering a peaceful retreat for relaxation or entertaining. Upstairs, three well-proportioned double bedrooms provide comfortable living, with the principal bedroom a substantial ~ 15' x 14', whilst the elegant bathroom with beautiful gold fittings is a functional and well proportioned space. Additionally the property benefits from a cellar and substantial loft, perfect for storage or future extension, STPP.

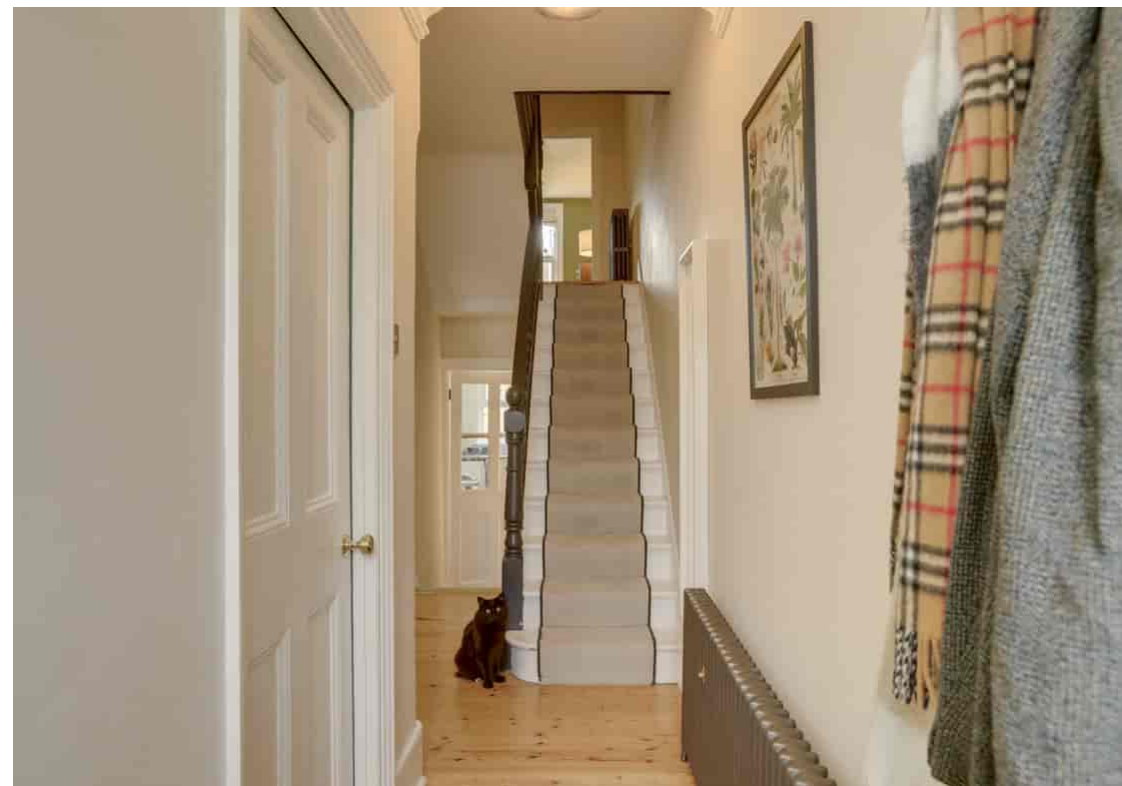
Situated on a quiet residential street, the property is ideally located for Ladywell Station, the Twin Catford Stations and local bus routes, this home offers excellent transport links into Central London and surrounding areas. Likewise, there's plenty of local amenities, with independent shops, supermarkets, and a fantastic selection of cafés and restaurants. Popular among young families, it is well-served by sought-after nurseries and schools, including Holbeach Primary and St Dunstan's College. Outdoor enthusiasts will appreciate the abundance of green spaces nearby, including the popular Ladywell Fields, just a short stroll away.

A charming home offering space, style, and superb convenience—early viewing is highly recommended.

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

**3 BED FAMILY HOME
THROUGH RECEPTION ROOM
0.6MI TO LADYWELL STATION**

**IMMACULATE CONDITION
LADYWELL FIELDS IN CLOSE
PROXIMITY
0.6MI TO TWIN CATFORD
STATIONS**



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, radiator, original floorboards. Door to:

Lounge

14' 0" x 11' 7" (4.27m x 3.53m)

Ceiling rose, pendant ceiling light, coving, picture rail, double glazed bay window with shutters to front, fireplace with tiled hearth, radiator, original floorboards. Open to:

Dining Room

11' 7" x 9' 7" (3.53m x 2.92m)

Ceiling rose, pendant ceiling light, coving, picture rail, French doors to garden, radiator, original floorboards.

Kitchen

19' 4" x 9' 8" (5.89m x 2.95m)

Spotlights, double glazed windows to side and rear, fitted kitchen with contrasting wall and base units, laminate worktop with tiled splashback, stainless steel 1 1/2 sink with drainer and mixer tap, gas hob with extractor hob, electric oven, space for washing machine, radiator, vinyl flooring.

FIRST FLOOR

Landing

Pendant ceiling light, radiator, original floorboards.

Bedroom

15' 3" x 13' 10" (4.65m x 4.22m)

Pendant ceiling light, coving, double glazed windows with shutters to front, fireplace, vertical radiator, original floorboards.

Bedroom

11' 9" x 9' 8" (3.58m x 2.95m)

Pendant ceiling light, double glazed window to rear, fireplace, radiator, original floorboards.

Bathroom

7' 8" x 5' 9" (2.34m x 1.75m)

Ceiling light, double glazed window to side, 3 piece bathroom suite: bath with over shower, glass screen and tiled splashback, basin with vanity unit and WC, radiator, tiled flooring.

Bedroom

11' 4" x 9' 8" (3.45m x 2.95m)

Pendant ceiling light, double glazed window to rear, radiator, original floorboards.

CELLAR

OUTSIDE

Garden

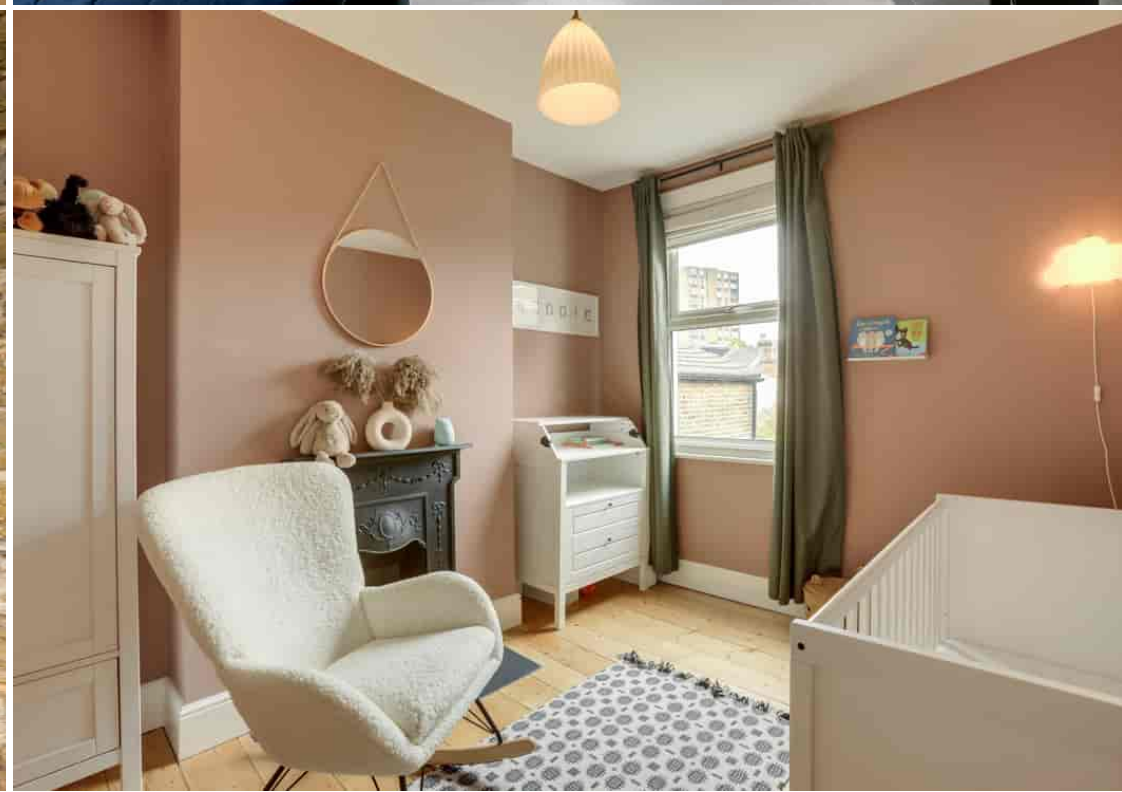
Garden stones leading to laid lawn and surrounding flower beds.



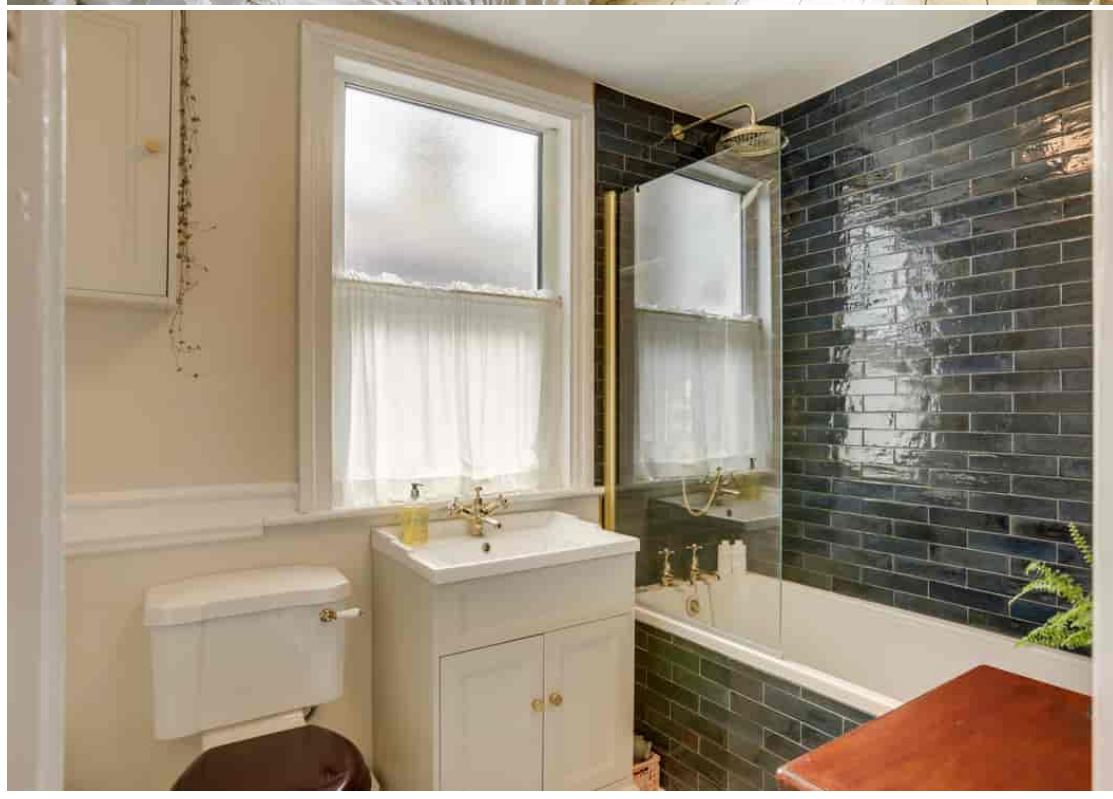
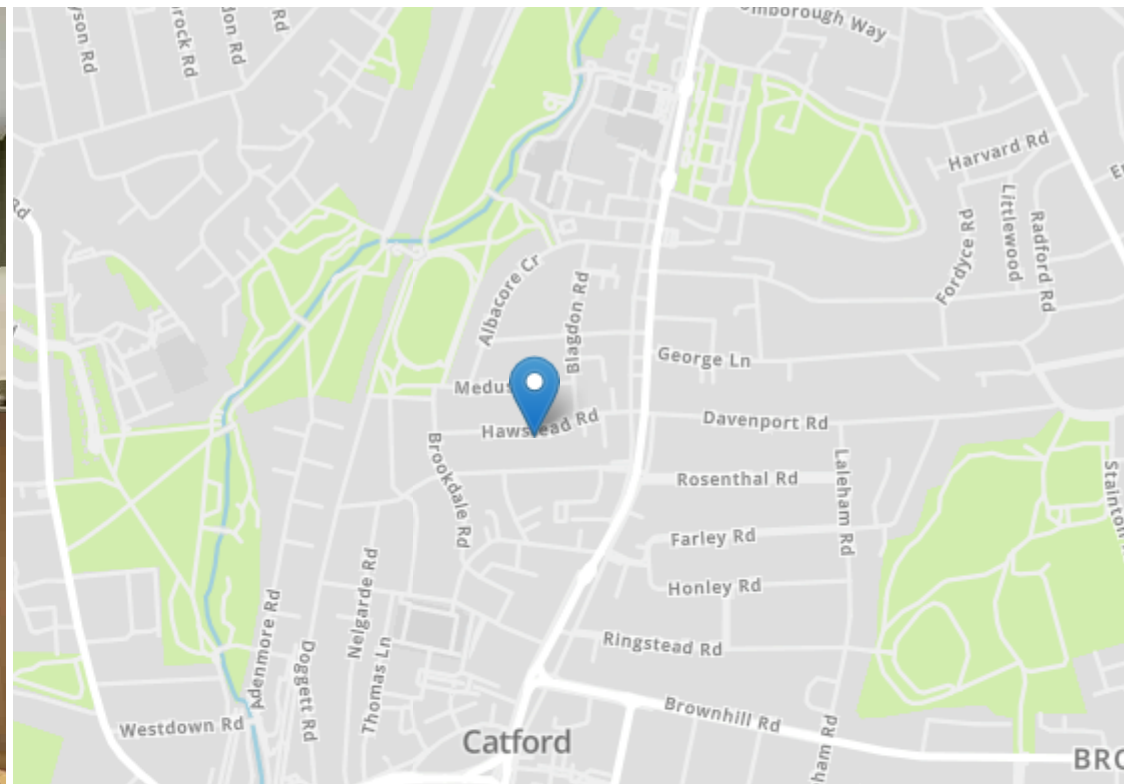
Total Area: 105.1 m² ... 1131 ft² (excluding cellar)

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		74
(55-68)	D	56	
(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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