

Stanfords

— sales & lettings —



£775,000

4 bedroom terraced house

Davenport Road
Catford

Read all about it...

This spacious four bedroom terraced house is located on Davenport Road, on the borders of Catford and Hither Green. Beautifully presented throughout and retaining some of it's period features, the ground floor comprises a through lounge/reception room to the front of the property with large bay windows offering lots of natural light. To the rear is a generous 24' contemporary fitted kitchen and dining room with French doors opening out to a well maintained rear garden. There is also the added benefit of a modern downstairs shower room.

The first floor consists of spacious, almost 16' wide, master bedroom to the front, with a further two double bedrooms, a modern three-piece family bathroom and an additional single room which would be great as an office/study.

Ideally located just 0.7 miles from both Hither Green Station and the Twin Catford Stations, offering a wide range of commuter services directly into Central London. Also within close proximity are a variety of local amenities, including independent shops, cafes and restaurants as well as a short walk away from the popular Mountsfield Park.

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

CHAIN FREE!
TOTAL AREA - 1,276SQFT.
0.7MI TO TWIN CATFORD STATIONS

FOUR BED FAMILY HOME
0.2MI TO MOUNTSFIELD PARK
0.7MI TO HITHER GREEN 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 light, storage cupboard, tiled flooring.

Lounge

12' 2" x 11' 7" (3.71m x 3.53m)

Ceiling rose, pendant light, front facing double glazed bay windows, radiator, fitted carpet.

Reception Room

11' 7" x 10' 2" (3.53m x 3.10m)

Ceiling rose, coving, pendant light, rear-facing double glazed window, fireplace, radiator, fitted carpet.

Shower Room

4' 11" x 4' 9" (1.50m x 1.45m)

Ceiling light, side facing double glazed window, walk-in shower, pedestal wash basin, W/C, tiled splashback, tiled flooring.

Kitchen/Dining Room

24' 0" x 10' 7" (7.32m x 3.23m)

Spotlights, side facing double glazed windows, matching wall and base units, stainless steel sink with drainer and single mixer tap, integrated oven with gas hob, herringbone tile splashback, quartz worktops, vertical radiator, engineered wood flooring.

French doors to garden.

FIRST FLOOR

Landing

Pendant light, fitted carpet.

Bedroom

15' 11" x 11' 3" (4.85m x 3.43m)

Pendant light, front-facing double-glazed bay windows, fireplace, radiator, fitted carpet.

Bedroom

11' 7" x 10' 2" (3.53m x 3.10m)

Pendant light, rear-facing double-glazed window, fireplace, radiator, fitted carpet.

Bedroom

10' 6" x 8' 8" (3.20m x 2.64m)

Pendant light, rear-facing double-glazed window, radiator, fitted carpet.

Bathroom

7' 2" x 6' 4" (2.18m x 1.93m)

Spotlights, side-facing double-glazed window, panel enclosed bath with over shower and glass screen, wall-hung wash basin, W/C with hidden cistern, heated towel radiator, tiled flooring.

Bedroom

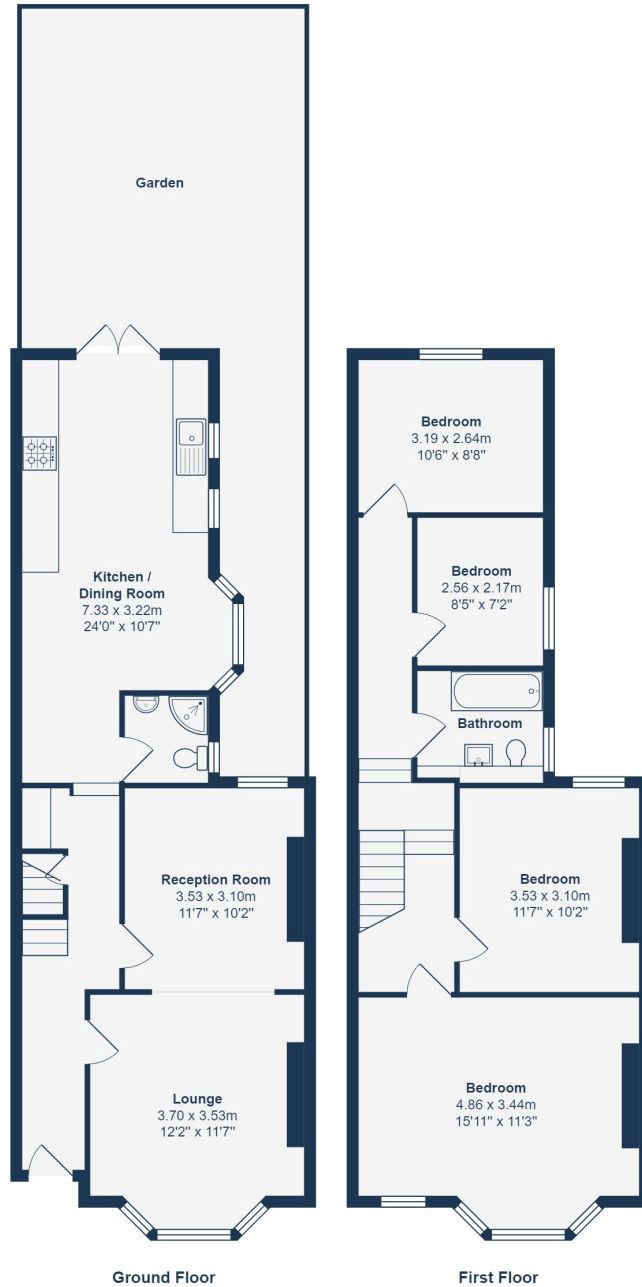
8' 5" x 7' 2" (2.57m x 2.18m)

Pendant light, side-facing double-glazed window, radiator, fitted carpet.

OUTSIDE

Garden

Paved seating area leading to laid lawn with mature shrubs.

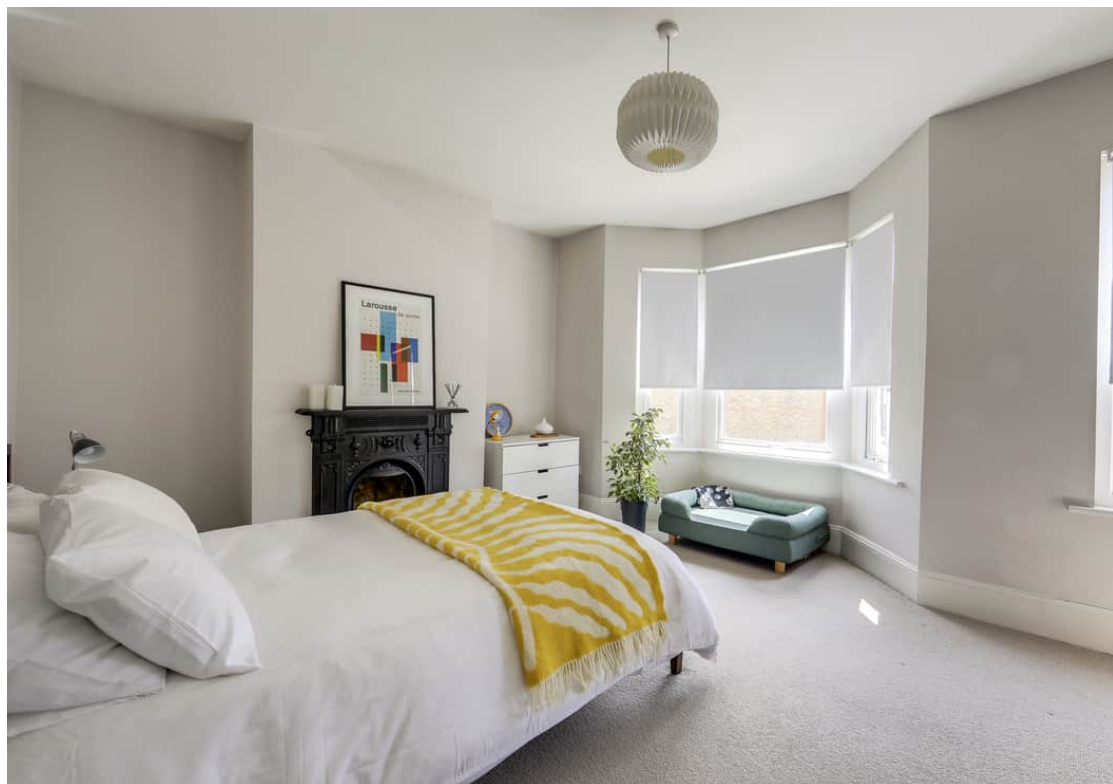


Ground Floor

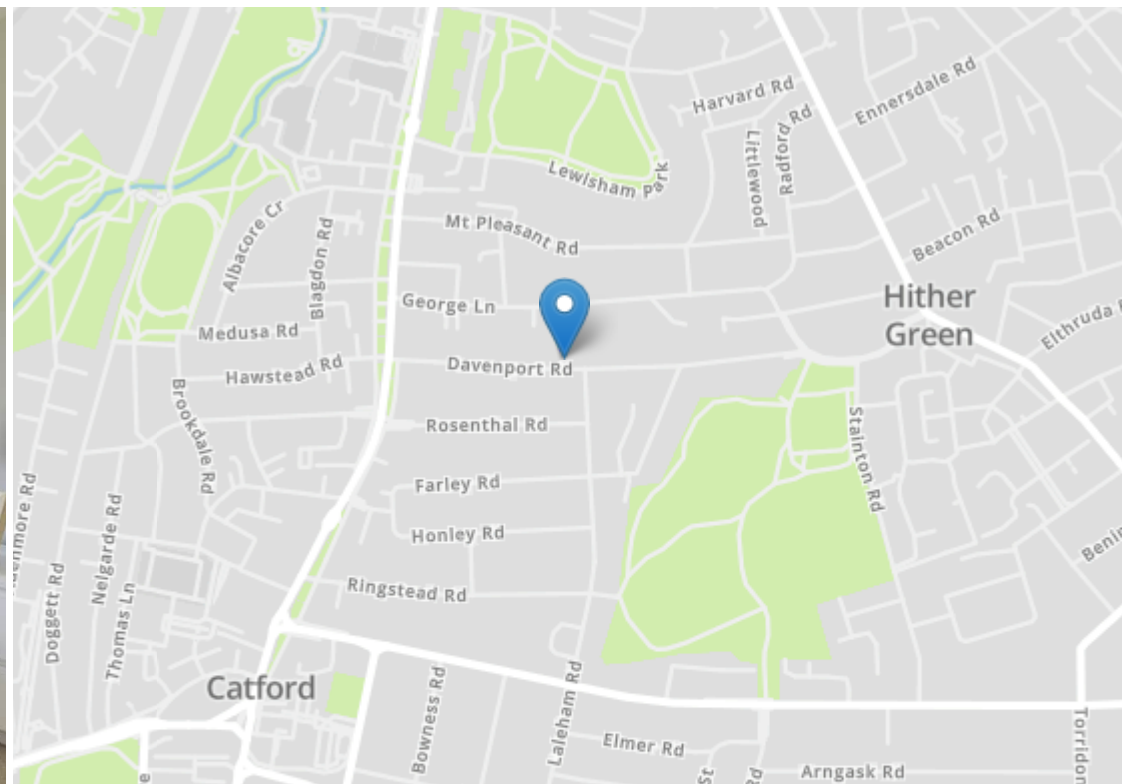
First Floor

Total Area: 118.5 m² ... 1276 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 | | |
| (92-100) A | | |
| (81-91) B | | 84 |
| (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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