

Stanfords
— sales & lettings —



£635,000

3 bedroom end of terrace house

Sportsbank Street
Catford

Read all about it...

A beautiful brick-fronted end of terraced house in the heart of Catford on Sportsbank Street. The property has been lovingly refurbished & restored and features a mix of old and new including picture rails, built-in alcove cabinetry, fireplaces and stripped hardwood floorboards. To the front of the property is a bright and airy reception and dining room area with large bay windows which allow for a lot of natural light, and a modern fitted kitchen off to the back with built-in appliances and a well-maintained garden perfect for entertaining and plenty of space to enjoy the sun.

Upstairs, on the first floor are three double bedrooms, two featuring period fireplaces and a three-piece family bathroom, along with space for a home office setup and access to the loft which has the potential for an extension (STPP).

This property is situated just 0.8 miles from Catford and Catford bridge Stations, providing a range of commuter services into Central London, and in close proximity to a variety of amenities, including a Co-op and local independent shops and cafes. Catford town centre can be found less than a mile away and has a wide range of boutique shops, bars and restaurants. Mountsfield Park is also in very close proximity offering local green space.

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

GROUND FLOOR

Entrance Hall

Pendant light, dado rail, radiator, stripped hardwood floorboards.

Lounge

4.17m x 3.58m (13' 8" x 11' 9")

Pendant light, wall-to-ceiling cornice, bay window, shutters, picture rail, built-in alcove cabinetry, fireplace, radiator, stripped hardwood floorboards.

Reception Room

3.64m x 3.58m (11' 11" x 11' 9")

Pendant light, wall-to-ceiling cornice, picture rail, understairs storage cupboards, patio door to the garden, fireplace, radiator, stripped hardwood floorboards.

Kitchen

4.72m x 2.98m (15' 6" x 9' 9")

Pendant light & spotlights, double glazed bay window, skylight, patio doors to the garden, matching wall and base units, induction hob with overhead fan extractor, integrated double oven & microwave, quartz top surfaces, stainless steel sink with instant hot water tap, integrated fridge/freezer & dishwasher, radiator, marmoleum flooring.

FIRST FLOOR

Landing

Pendant light, dado rail, radiator, stripped hardwood floorboards, access to loft with ladder

Bedroom

4.21m x 3.02m (13' 10" x 9' 11")

Pendant light, double glazed bay window with wooden shutters, wall-to-ceiling cornice, picture rail, built-in wardrobe, fireplace, radiator, fitted carpet.

Bedroom

3.64m x 3.02m (11' 11" x 9' 11")

Pendant light, double-glazed window, wall-to-ceiling cornice, picture rail, built-in wardrobe, fireplace, radiator, fitted carpet.

Bedroom

3.15m x 3.02m (10' 4" x 9' 11")

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

Bathroom

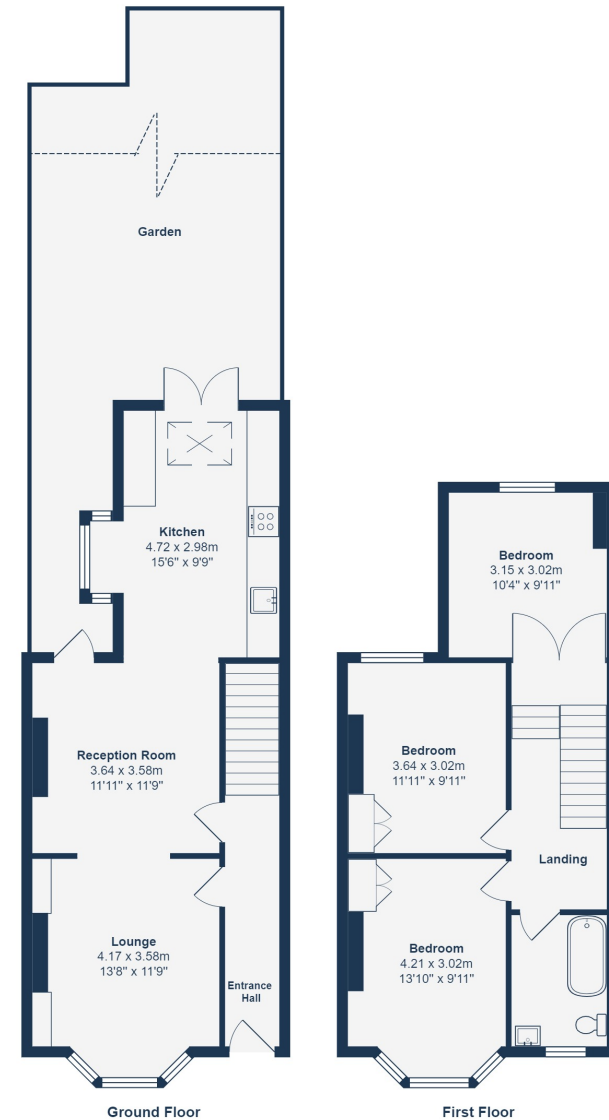
2.51m x 1.82m (8' 3" x 6' 0")

Spotlights, frosted window with wooden shutters, bathtub with rainfall showerhead, basin sink unit, heated towel rail, underfloor heating, tiled walls & flooring.

OUTSIDE

Garden

Tiled dining area, well-maintained lawn, flower beds.



Total Area: 98.2 m² ... 1057 ft² (excluding garden)

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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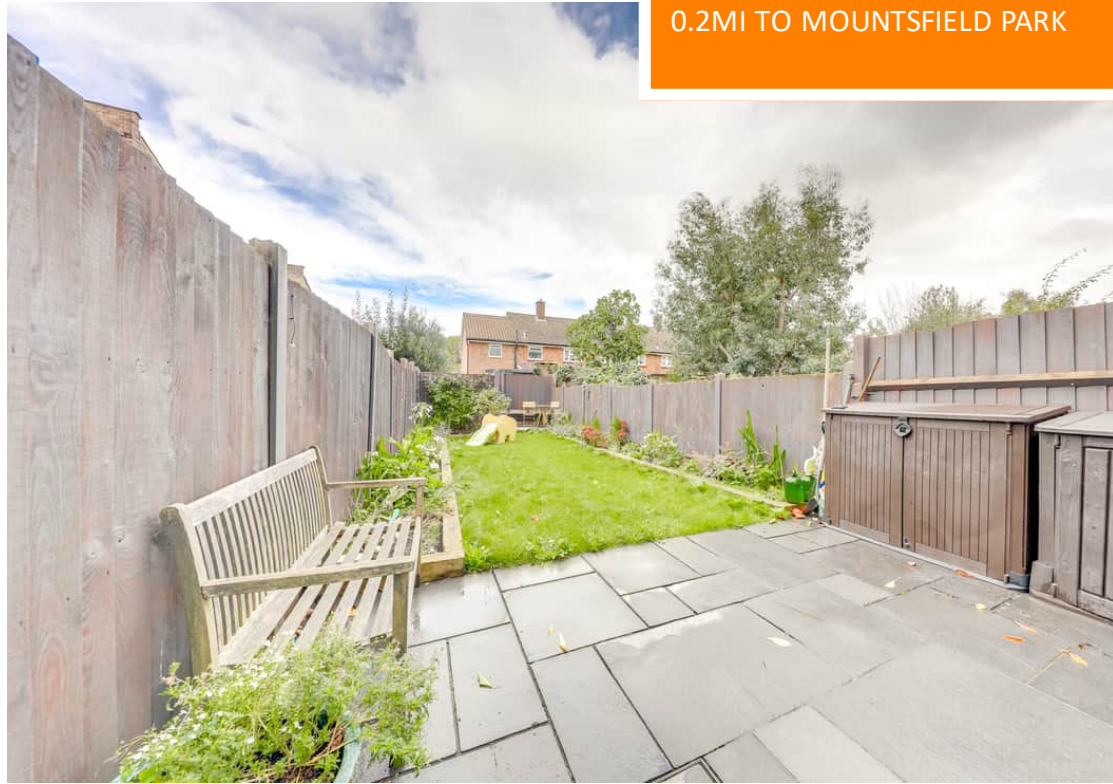
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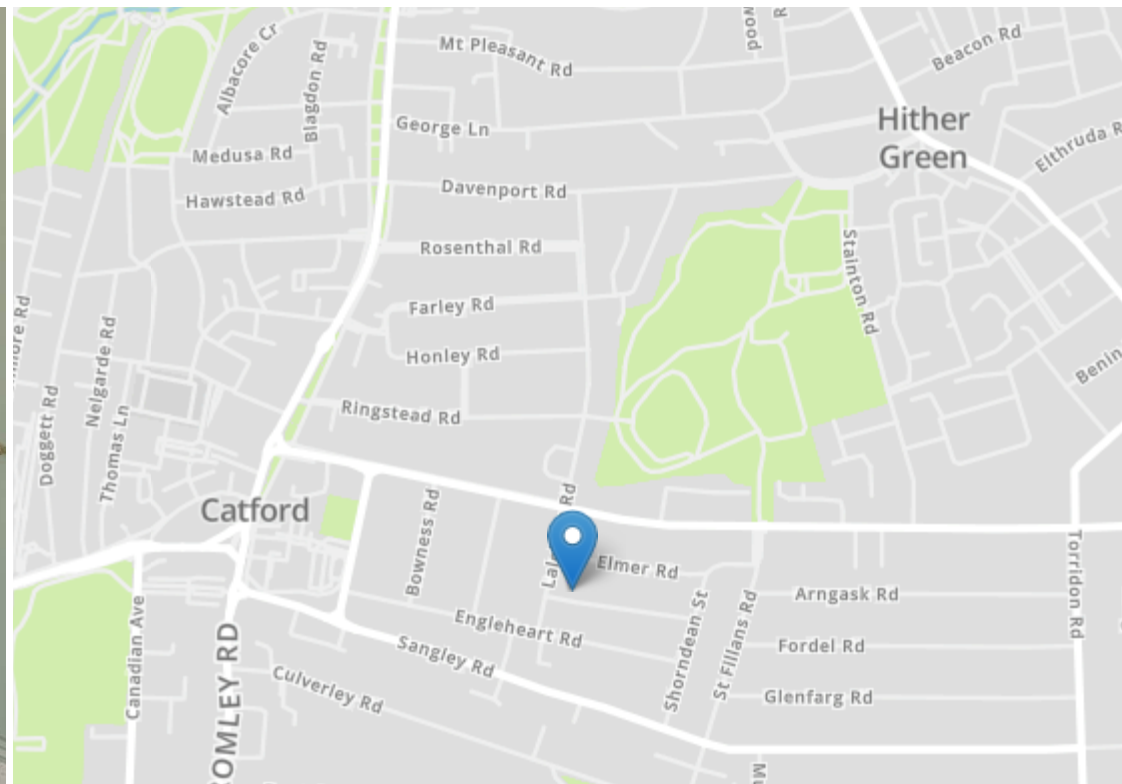


END OF TERRACE HOUSE
THREE BEDROOMS
0.2MI TO MOUNTSFIELD PARK



FAMILY HOME
TOTAL AREA - 1,057SQFT.
0.7MI TO TWIN CATFORD STATIONS





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(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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