

Stanfords
— sales & lettings —



Guide Price £575,000 Freehold
3 bedroom terraced house

Doggett Road
Catford

Read all about it...

Offered to the market with no onward chain, this light and spacious three-bedroom terraced house is a fantastic opportunity for buyers seeking a well-connected home in the heart of Catford.

The ground floor features a bright double reception room with bay windows to the front, creating an inviting space for relaxing or entertaining. To the rear, a generously sized kitchen/diner offers excellent space for everyday family life. Upstairs, the property comprises three double bedrooms, a modern family bathroom, and access to a loft space offering valuable storage and exciting potential for extension (STPP), as seen in neighbouring homes.

Ideally located within a short walk of both Catford and Catford Bridge stations, with fast, direct services to London Bridge, Charing Cross, and the City. The local area boasts a wide range of shops, cafés, supermarkets, and essential amenities, including a GP surgery, dentist, and 24-hour PureGym. Families will appreciate proximity to well-regarded nurseries and schools, including Holbeach Primary School just moments away, while nearby Ladywell Fields and Waterlink Way provide scenic green space and cycle routes, perfect for outdoor enthusiasts.

Council Tax: Lewisham band C

**NO ONWARD CHAIN
SPACIOUS KITCHEN/DINER
CLOSE TO CATFORD STATIONS**

**THREE DOUBLE BEDROOMS
DOUBLE RECEPTION ROOM
0.3MI TO LADYWELL FIELDS**



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 lights, door to garden, storage cupboards, radiator, wood flooring.

Reception Room

3.88m x 3.58m (12' 9" x 11' 9")

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

Reception Room

3.40m x 2.91m (11' 2" x 9' 7")

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

Kitchen / Diner

4.92m x 2.91m (16' 2" x 9' 7")

Double-glazed windows, ceiling lights, fitted kitchen units, 1.5 bowl sink with mixer tap and drainer, integrated dishwasher, washing machine, oven, gas hob and extractor hood, radiator, tile flooring.

FIRST FLOOR

Bedroom

4.62m x 3.22m (15' 2" x 10' 7")

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

Bedroom

3.40m x 2.93m (11' 2" x 9' 7")

Double-glazed window, pendant ceiling light, radiator, fitted carpet.

Bedroom

3.02m x 2.89m (9' 11" x 9' 6")

Double-glazed window, pendant ceiling light, radiator, fitted carpet.

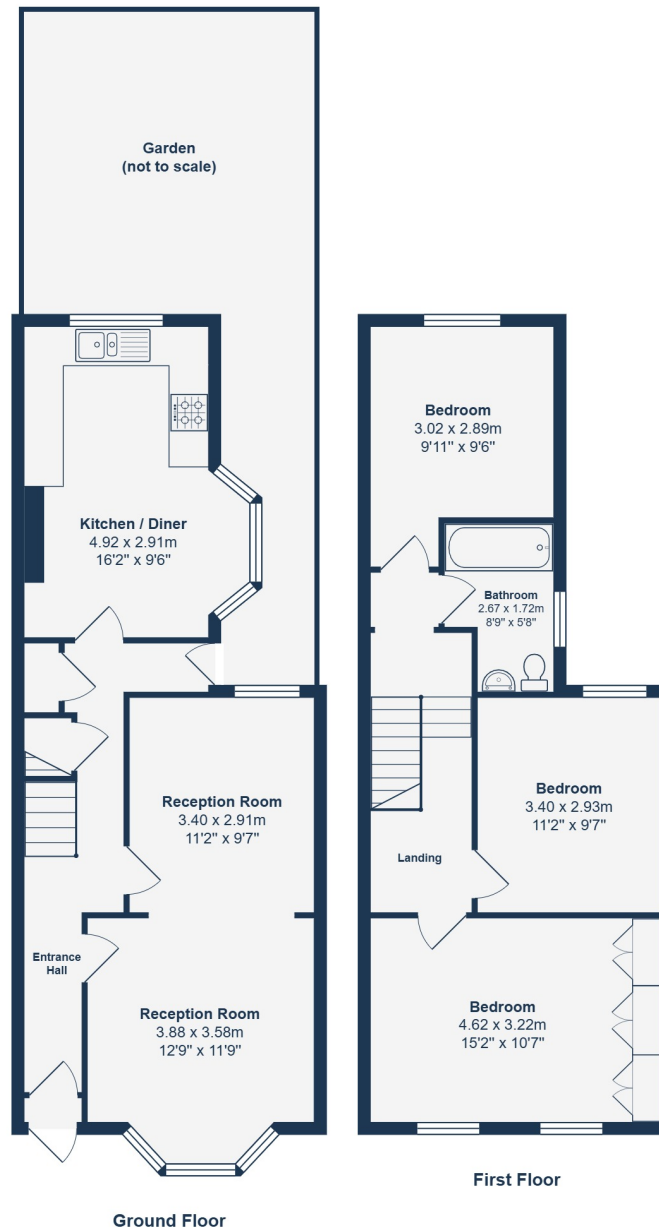
Bathroom

2.67m x 1.72m (8' 9" x 5' 8")

Double-glazed window, inset ceiling spotlights, bathtub with shower ad screen, washbasin on vanity unit, WC, heated towel rail, tile flooring.

OUTSIDE

Garden



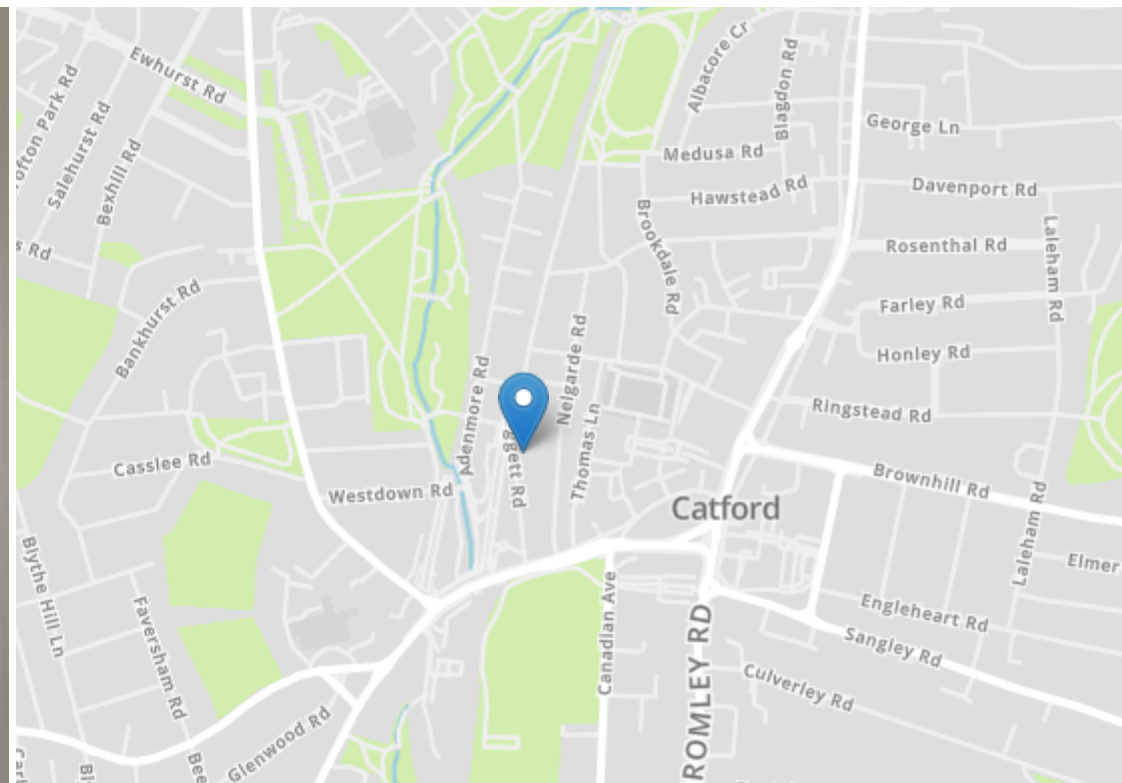
Total Area: 98.1 m² ... 1056 ft²

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	
(55-68)	D	
(39-54)	E	84
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		



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