



£775,000 Freehold
3 bedroom terraced house

Blythe Vale
Catford

Read all about it...

An impressive three-bedroom family home, situated on the borders of Catford and Forest Hill, boasting spacious and modern accommodation throughout.

Beautifully presented and spanning over 1,200sqft of internal living space, the ground floor of this property features a welcoming entrance hall that leads to a double reception room with bay windows at the front, bespoke fitted cabinetry, and French doors opening to the garden. The kitchen/diner is a bright and modern space, flooded with natural light from dual-aspect windows. Additionally, there is a convenient downstairs WC. Upstairs, the spacious landing leads to two generous double bedrooms and a further third bedroom plus a stylish bathroom with a separate walk-in shower and bath. There is also access to the loft, offering valuable additional storage space.

The property is located on a quiet residential street within a sought-after neighbourhood between Catford and Forest Hill town centres. The area is popular with young families due its close proximity to excellent nurseries and schools, including Ofsted 'Outstanding' rated Kilmorie and Rathfern primary schools. Both Forest Hill and Catford town centres are within easy walking distance, offering a vibrant array of places to eat and drink, an independent cinema, a wide variety of independent shops and supermarkets as well as access to local gyms and a swimming pool. Closer to home there is an award-winning bookshop at the end of the street along with a popular local pub and newly opened café. The area also boasts plentiful green open spaces, such as Blythe Hill Fields and Waterlink Way, a popular walking and cycling route.

There are excellent transport links with the twin Catford stations just half a mile away, providing fast rail connections to London Bridge, Charing Cross and Blackfriars stations and the London Overground situated within approximately 1 mile, connecting to Canada Water and the Jubilee line in less than 15 minutes.

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

**THREE DOUBLE BEDROOMS
MODERN KITCHEN &
BATHROOM
0.4MI TO BLYTHE HILL FIELDS**

**BEAUTIFULLY PRESENTED
THROUGHOUT
TOTAL AREA - 1,253SQFT.
0.5MI 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, inset ceiling spotlights, radiator, wood flooring.

Reception Room

12' 11" x 12' 6" (3.94m x 3.81m)

Double-glazed bay windows, pendant ceiling light, fitted cabinets and shelving, radiator, wood flooring.

Reception Room

13' 3" x 10' 5" (4.04m x 3.17m)

Double-glazed French doors to garden, pendant ceiling light, radiator, wood flooring.

Kitchen / Diner

20' 3" x 9' 2" (6.17m x 2.79m)

Double-glazed windows and door to garden, inset ceiling spotlights, pendant ceiling light, fitted kitchen units, sink with mixer tap and drainer, integrated dishwasher, microwave, oven, grill, induction hob and extractor hood, cupboard housing combi boiler, tile flooring, under floor heating.

WC

Ceiling light, washbasin on vanity unit, WC, tile flooring.

FIRST FLOOR

Landing

Skylight, inset ceiling spotlight, wood flooring.

Bedroom

16' 3" x 12' 11" (4.95m x 3.94m)

Double-glazed windows, pendant ceiling light, fireplace, radiator, wood flooring.

Bedroom

13' 3" x 10' 5" (4.04m x 3.17m)

Double-glazed window, pendant ceiling light, built-in cupboard, fireplace, radiator, wood flooring.

Bathroom

11' 6" x 6' 3" (3.51m x 1.91m)

Double-glazed window, inset ceiling spotlight, walk-in shower, bathtub, washbasin on vanity unit, WC, cast iron bench radiator, tile flooring.

Bedroom

9' 2" x 8' 5" (2.79m x 2.57m)

Double-glazed window, pendant ceiling light, radiator, wood flooring.

OUTSIDE

Garden

Paved patio leading to lawn, plant border and rear dining area.



Ground Floor
Area: 58.8 m² ... 633 ft²

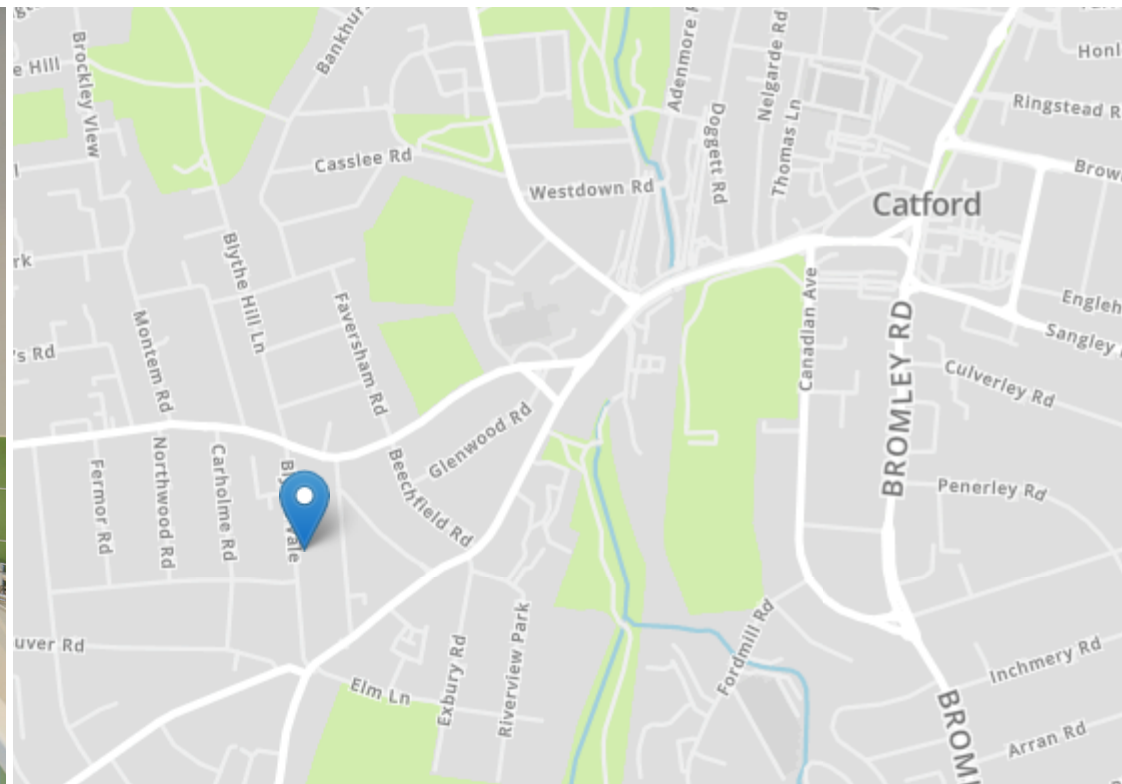
First Floor
Area: 57.6 m² ... 620 ft²

Total Area: 116.4 m² ... 1253 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.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(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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