

Stanfords  
— sales & lettings —



**Guide Price £1,250,000 Freehold**  
5 bedroom semi-detached house

Inchmery Road  
Catford



## Read all about it...

**\*\*GUIDE PRICE: £1,250,000-£1,350,000\*\*** A beautifully renovated and extended end-of-terrace home, set within the highly sought-after Culverley Green Conservation Area. This impressive property perfectly balances period charm with contemporary design, featuring a stunning kitchen extension, landscaped garden with outdoor kitchen, spacious loft conversion, and bespoke conservation-style sash windows throughout. Every detail has been carefully considered, transforming this property into an outstanding family residence, meticulously finished to the highest standard.

Inside, a generous entrance hall leads to an elegant double reception room, complete with bespoke cabinetry, a feature fireplace with working wood-burning stove, and a large bay window that fills the space with natural light. To the rear, the true heart of the home unfolds: an expansive open-plan kitchen with bespoke cabinetry, sleek finishes, and a spacious dining area — beautifully designed for everyday living and effortless entertaining. Bathed in natural light throughout, this space seamlessly connects with the garden. A utility room and guest WC complete the ground floor.

On the first floor, you'll find three generous double bedrooms, all immaculately presented, along with a beautifully appointed family bathroom featuring a freestanding tub and a luxurious walk-in shower. A fourth, smaller bedroom on this level offers versatile use as a nursery or home office. The second-floor loft conversion offers an exceptional principal suite or private guest retreat, complete with a spacious double bedroom, excellent eaves storage, and a stunning bathroom.

Outside, the landscaped garden has been thoughtfully designed for both relaxation and entertaining. A paved patio provides generous seating and an expertly crafted outdoor kitchen, complete with preparation space, barbecue area, and integrated wine cooler for effortless alfresco dining. The expansive lawn offers space for children to play, while a secondary patio with pergola creates a tranquil spot for unwinding. To the rear, a detached garage offers valuable storage or exciting potential for conversion to a studio, home office, or workshop (STPP).

This carefully crafted home delivers contemporary luxury while retaining its original period character. Ideally located within walking distance of the Twin Catford Stations, it offers fast and frequent links into Central London. The area is well-served by shops, supermarkets, and exciting places to eat and drink, and is particularly popular with families, thanks to its excellent choice of nurseries and schools — including the renowned St Dunstan's College, offering independent education from nursery through to sixth form.

A truly exceptional opportunity to acquire a substantial, beautifully finished family home in one of Catford's most desirable locations.

**CULVERLEY CONSERVATION AREA**  
**EXTENSIVELY RENOVATED**  
**LARGE GARDEN WITH DETACHED GARAGE**

**SEMI-DETACHED FAMILY HOME**  
**FIVE BEDS & THREE BATHS**  
**0.8MI TO TWIN CATFORD STATIONS**

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GROUND FLOOR

**Entrance Hall**

Pendant ceiling light, column radiator, built-in understairs storage, wood flooring.

**Reception Room**

5.02m x 4.04m (16' 6" x 13' 3")

Wooden double-glazed sash windows, plantation shutters, ceiling light, fireplace with wood burning stove, alcove cabinetry, column radiator, wood flooring.

**Reception Room**

3.94m x 3.60m (12' 11" x 11' 10")

Ceiling light, column radiator, wood flooring.

**Kitchen / Diner**

6.82m x 5.30m (22' 5" x 17' 5")

Bay with French doors to garden, skylights, inset ceiling spotlights, pendant ceiling lights, wall-mounted lighting, fitted kitchen cabinets with central island and marble worktops, sink with Quooker 3 in 1 instant boiling tap, integrated dishwasher, wine cooler, Fisher & Paykel fridge/freezer, Ilve range cooker, extractor hood, built-in seating bench with storage, parquet wood flooring, underfloor heating.

**Utility Room**

2.28m x 1.40m (7' 6" x 4' 7")

Inset ceiling spotlight, fitted cabinets, sink with mixer tap, Bosch washing machine, Beko tumble dryer, parquet wood flooring.

**WC**

2.28m x 0.78m (7' 6" x 2' 7")

Inset ceiling spotlights, washbasin, WC, parquet wood flooring.

FIRST FLOOR

**Bedroom**

5.66m x 4.96m (18' 7" x 16' 3")

Wooden double-glazed sash windows, plantation shutters, pendant ceiling light, fitted wardrobes, fireplace, column radiators, wood flooring.

**Bedroom**

4.00m x 3.60m (13' 1" x 11' 10")

Wooden double-glazed sash windows, pendant ceiling light, column radiator, wood flooring.

**Bathroom**

2.61m x 2.52m (8' 7" x 8' 3")

Wood double-glazed sash windows, inset ceiling spotlights, freestanding bathtub, walk-in shower with rainfall and handheld shower heads, washbasin on vanity unit, WC, heated towel rail, tile flooring.

**Bedroom**

2.52m x 2.24m (8' 3" x 7' 4")

Wooden double-glazed sash window, ceiling light, column radiator, wood flooring.

**Bedroom**

4.30m x 3.72m (14' 1" x 12' 2")

Wooden double-glazed sash bay windows, plantation shutters, ceiling light, built-in storage, column radiator, wood flooring.

SECOND FLOOR

**Bedroom**

6.72m x 4.94m (22' 1" x 16' 2")

Velux roof windows, inset ceiling lights, column radiator, access to eaves storage, fitted carpet.

**Bathroom**

3.06m x 2.64m (10' 0" x 8' 8")

Velux roof window, inset ceiling spotlights, walk-in shower with rainfall and handheld showers, freestanding bathtub, washbasin on vanity unit, WC, heated towel rail, access to eaves storage housing boiler, parquet wood flooring.

OUTSIDE

**Garden**

Paved patio with built-in seating area, outdoor kitchen with Big Green Egg BBQ and wine cooler, outdoor pocket sockets, lighting, lawn leading raised decking and pergola to rear, side access, brick bin store.

**Garage**

4.80m x 4.32m (15' 9" x 14' 2")

Detached garage with garden access.

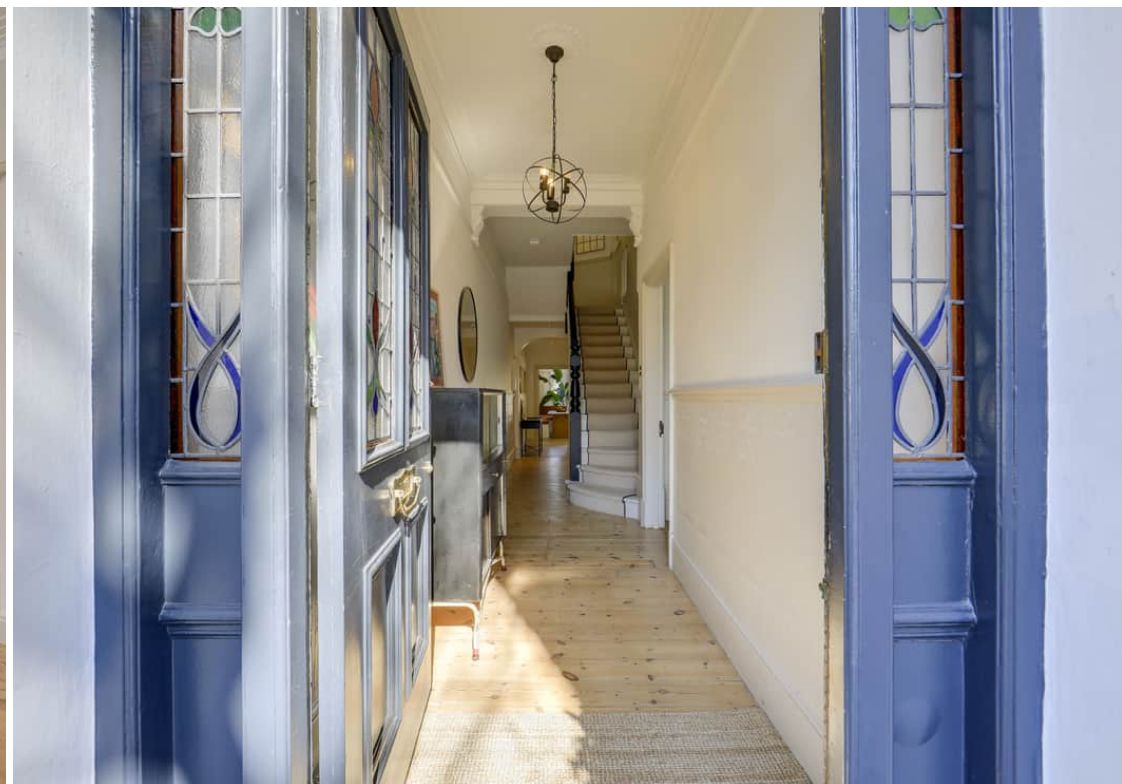




Total Area: 219.8 m<sup>2</sup> ... 2366 ft<sup>2</sup> (excluding eaves storage & garage)

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.

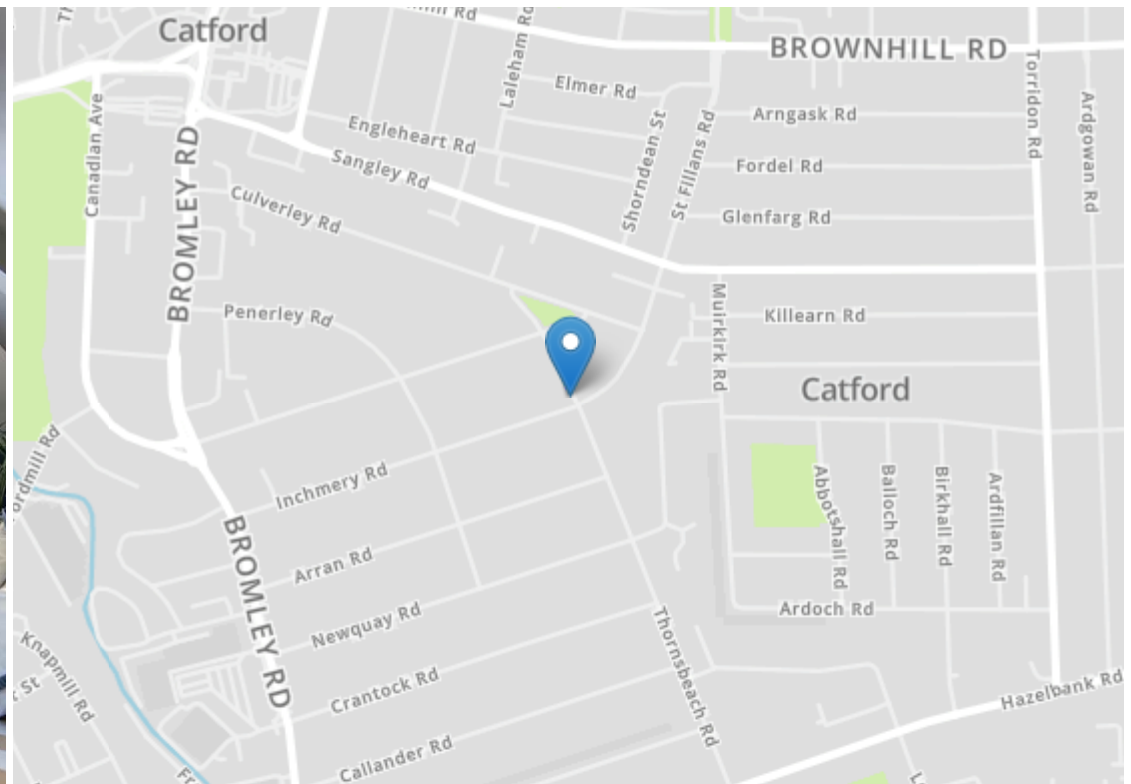












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	70	81
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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