



STANFORD

ESTATES

www.stanfordestates.london

2 bedroom

£475,000

Wildfell Road, Catford

Read all about it...

A lovely bay fronted period home with 2 bedrooms. On the ground floor the open through lounge, with working fireplace and built in shelving along with its distinct brick feature chimney and solid wood floors lead through to the modern kitchen with fitted appliances. Outside there is a low maintenance paved garden and to the first floor two bedrooms and a family bathroom, further rooms could be gained from a loft conversion subject to the normal permissions.

Catford itself is a fabulous part of the borough with a lovely community, which normally host regular events including an Annual Film Festival and Arts Trails along with monthly Food Markets on the Broadway behind the famous Theatre. This particular home is situated in a central location in the town centre, a short walk from Ladywell Fields and 0.4 miles from the twin stations of Catford & Catford Bridge station.

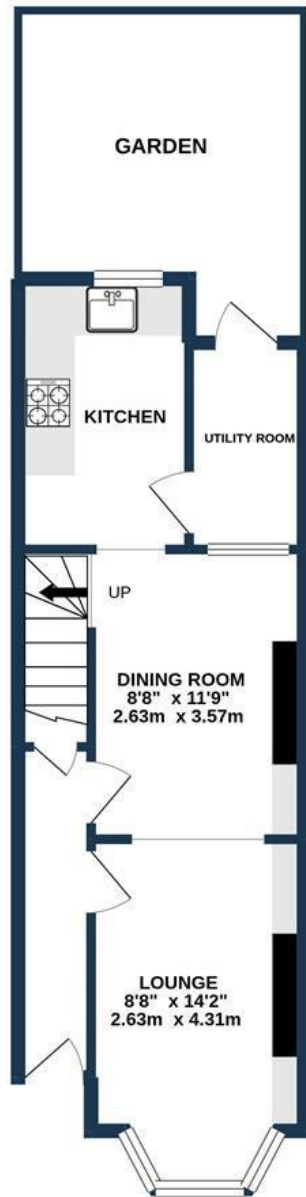
Approx floor area: 714.00 sq ft

- 2 Bedroom
- 0.4 miles from station
- Bay fronted period home
- Lots of features
- Low maintenance garden
- Awaiting EPC

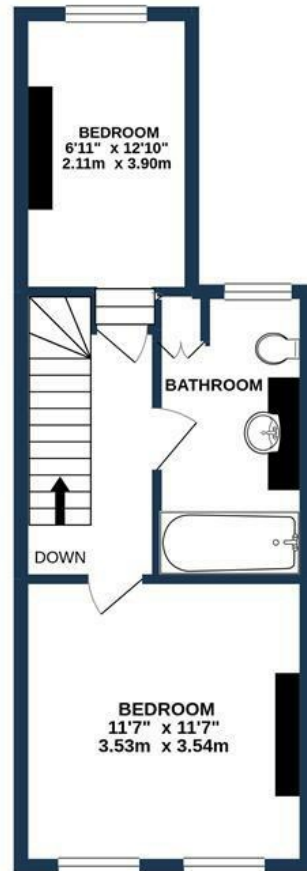
To arrange a viewing please call us on: **020 8690 3656**



GROUND FLOOR
383 sq.ft. (35.5 sq.m.) approx.



1ST FLOOR
331 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 714 sq.ft. (66.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR

Entrance Hall

Pendant ceiling light, under-stair storage, radiator, wooden flooring. Doors to:

Lounge

8'8" x 14'2"

Pendant ceiling lights, double glazed bay window to front, shelving and storage cupboards built into alcoves, original Victorian working fireplace with granite hearth, radiator, wooden flooring. Open to:

Dining Room

8'8" x 11'9"

Pendant ceiling light, double glazed window to rear, exposed brick chimney breast, radiator, fireplace.

Kitchen

Spotlights, double glazed window to rear, fitted kitchen with matching wall and base units, solid oak worktop with tiled splashback, ceramic sink with mixer tap, gas hob with extractor hood, electric oven, built-in washing machine & dishwasher, space for fridge/freezer, wooden flooring.

Utility Room

Door to garden.

FIRST FLOOR

Landing

Pendant ceiling light, fitted carpet. Doors to:

Bedroom

11'7" x 11'7"

Pendant ceiling light, 2 double glazed windows to front, fireplace, radiator, fitted carpet.

Bathroom

Ceiling light, double glazed window to rear, tiled walls, white 3-piece suite, panel enclosed bath with shower curtain, basin, WC, radiator, laminate flooring.

Bedroom

6'11" x 12'10"

Pendant ceiling light, double glazed window to rear, radiator, fitted carpet.

GARDEN

Seating area surrounded by vegetable patches and lawn.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C		60
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		79
(81-91) B		
(69-80) C		50
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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