STANFORD
ESTATES
www.stanfordestates.london

2 bedroom

Guide price £495,000

Bargery road, Catford

Read all about it...

Situated in the centre of the Culverley Conservation Area of Catford is this spacious period conversion which benefits from direct access to a private garden. The property itself occupies the ground floor of a double fronted home and has 2 receptions and 2 double bedrooms; ample, versatile space that could be ideal for professional couples working from home.

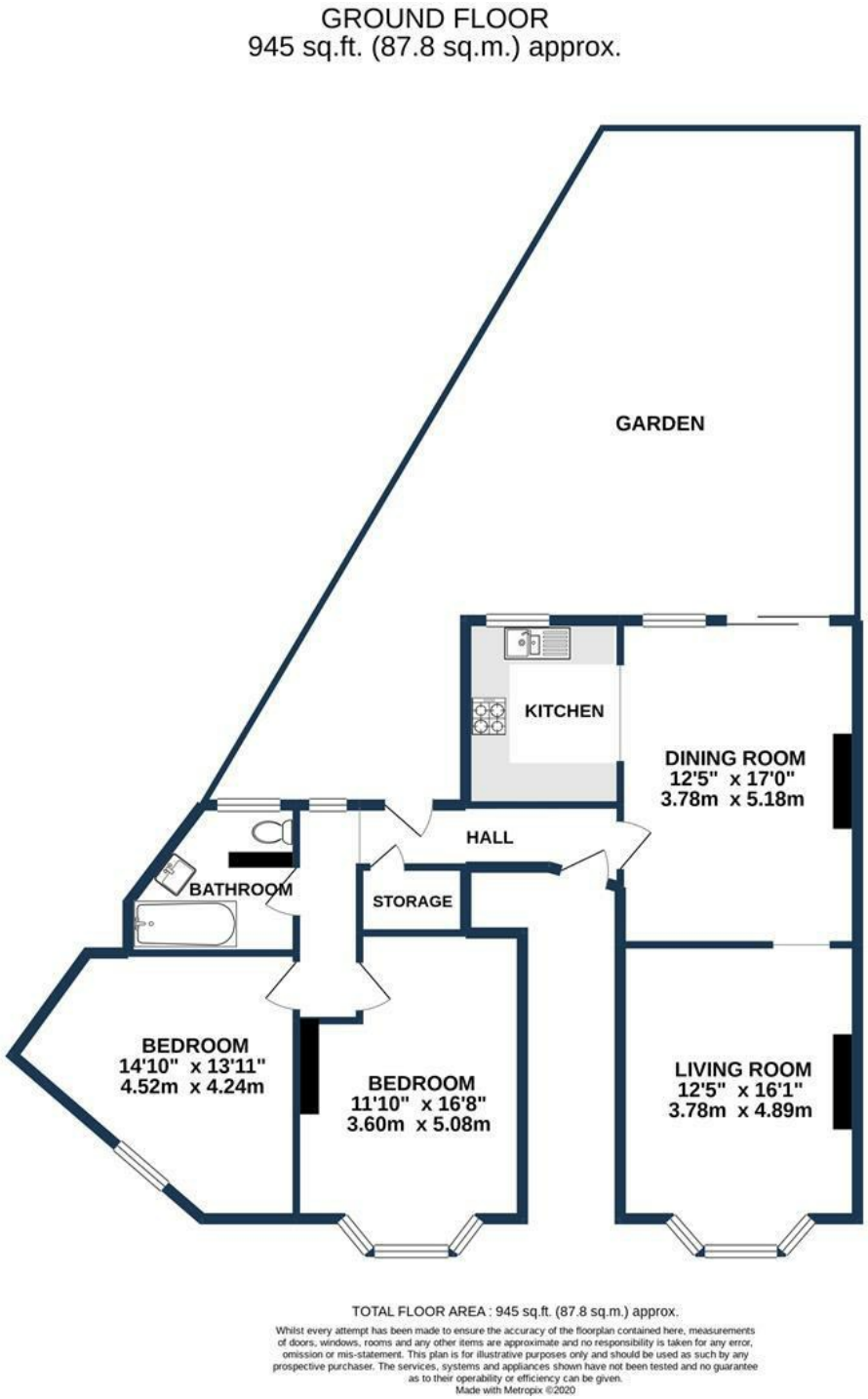
Internally the property is in good order with a fully fitted modern kitchen which is open to a spacious 17' reception which the current owners use as a dining room. Sliding doors open directly to the patio, and a further door leads to a similar sized front reception which could easily be a 3rd bedroom. The hall splits the apartment into Reception and Bedroom areas providing a feeling of space throughout. Externally, there is a large south facing garden aswell as a front garden and off street parking which are exclusively used and owned by the ground floor flat.

Locally, transport links are at the twin stations of Catford and Catford Bridge providing ample London and City destinations from Blackfriars & St Pancras as well as London Bridge & Charing Cross, a short bus ride provides DLR services from Lewisham as well. Viewings for this home are highly recommended.

Approx floor area: 945.00 sq ft

- 2 Spacious Receptions
- Private Rear Garden
- Double fronted
- 2 Double Bedrooms
- Modern Kitchen
- Off-Street Parking

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



GROUND FLOOR

Living Room
12'5" x 16'1"
Bay window to front, dado rail, coved ceiling, ceiling rose, radiator, engineered wood flooring.

Dining Room
12'4" x 16'11"
Ceiling rose, coved ceiling, ceiling rose, double glazed windows, bi-Fold doors to the garden, radiator, stripped wooden floors.

Kitchen
Double glazed window to the rear, range of fitted cupboards and units with wooden work surfaces, built in fridge, freezer and dishwasher, modern hob, inset stainless steel sink unit with tap, concrete floor.

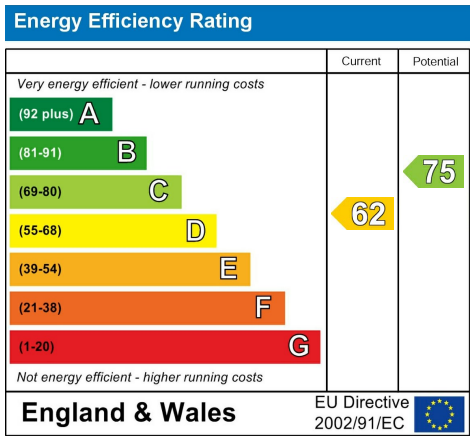
Bedroom
14'9" x 13'10"
Coved ceiling,ceiling rose, double glazed windows, baseboard

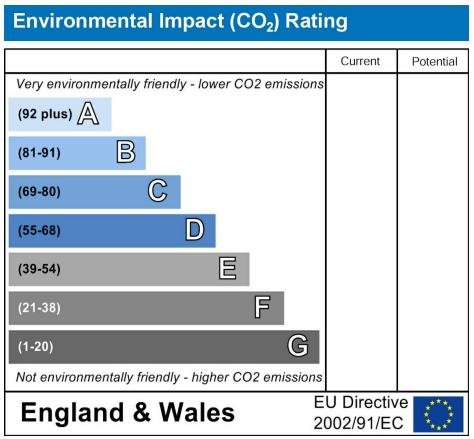
Bedroom
Coved ceiling, double glazed windows, fitted carpet.

Bathroom
Three-piece white suite with low-level WC, standing basin, tiled splashbacks, double glazed windows to side.

OUTSIDE

Garden
Paved patio leading to laid lawn,





STANFORD
ESTATES

www.stanfordestates.london

Viewer notes...

arla | propertymark PROTECTED

The Property Ombudsman SALES

Zoopla Smarter property search

naea | propertymark PROTECTED

The Property Ombudsman LETTINGS

rightmove find your happy

The details contained within these particulars are made available for information only. Whilst Robert Stanford Estates Limited makes every effort to ensure that information is accurate, complete and up to date, we make no representations or warranties of any kind, express or implied, about the information and as such we cannot be held responsible for omissions, errors or inaccuracies, nor for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss of profits resulting from direct or indirect actions based upon the content. Robert Stanford Estates Limited has made every effort to ensure that measurements, details and floorplans within our particulars are accurate. However, they are only an approximate general guide and the property particulars are produced in accordance with the Consumer Rights Act (2015) and should not be construed as a contract or offer. Any lease, ground rent, photographs, service charge and distance details cannot be guaranteed for accuracy and as such they should be checked by a solicitor prior to any contract. You should not regard, or take anything, within these particulars as being financial advice.

This disclaimer is governed by and to be construed in accordance with the laws of England and Wales. Any reliance you place on information within these particulars is therefore strictly at your own risk.