

STANFORD
— ESTATES —

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3 bedroom

Guide price £575,000

Laleham Road, Catford

Read all about it...

Located on the borders of Catford & Hither Green this unique 3 bedroom end-of-terrace house has been creatively modernised into a stunning architect-designed family home. Internally the ground floor of the property features a living room, downstairs WC, a beautiful extended kitchen/diner with sliding doors leading on to a bright west facing courtyard style garden with decked seating area perfect for sun-drenched summer evenings, victorian style tiling and artificial lawn leading to access to the rear garage. The first floor comprises of a double bedroom, single bedroom/study, family bathroom and stairs to the impressive loft conversion. The second-floor loft conversion offers an expansive master suite with panoramic window boasting views over London, eaves storage and an en-suite shower room as well as fitted A/C unit. Externally the garden is set up to offer a low maintenance outside space with a hardwood cedar decking, artificial lawn and patio. The property has been cleverly designed from top to bottom to include stylish lighting, integrated storage solutions, panoramic windows and skylights, all with a contemporary feel.

The property is a few minutes walk to the beautiful Mountsfield Park, near to good and outstanding schools. The property is also excellently located for transport in between the Twin Catford Stations, Hither Green & Ladywell. Lewisham for DLR is also easily accessible.

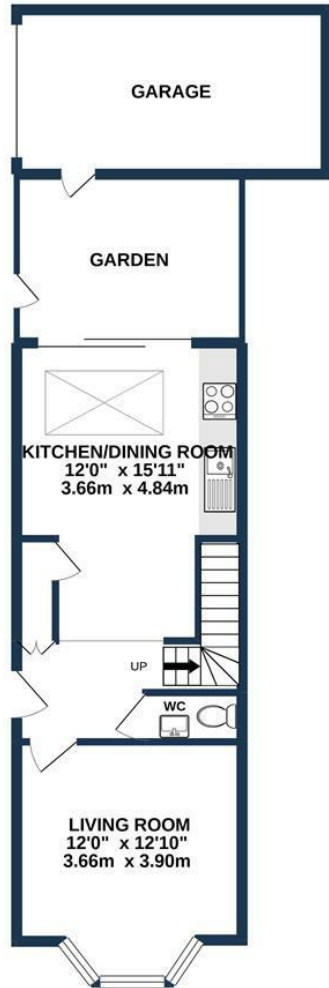
Approx floor area: 1031.00 sq ft

- 3 Bedrooms
- Architectural Inspired Design
- Extended Kitchen
- Garage
- End of terrace
- Hither Green/Catford Borders

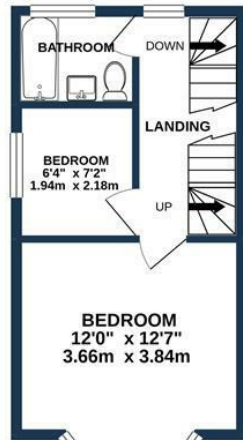
To arrange a viewing please call us on: **020 8690 3656**



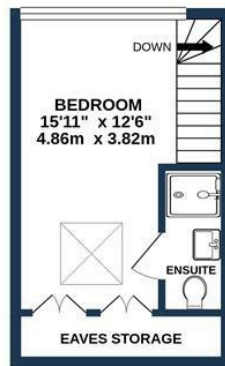
GROUND FLOOR
539 sq.ft. (50.1 sq.m.) approx.



1ST FLOOR
283 sq.ft. (26.3 sq.m.) approx.



2ND FLOOR
208 sq.ft. (19.4 sq.m.) approx.



TOTAL FLOOR AREA : 1031 sq.ft. (95.8 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

Living Room

12'0" x 12'10"

Double glazed bay window to front, picture rail, coved ceiling, radiator, engineered wood flooring.

Kitchen/Diner

12'0" x 15'11"

Double glazed sliding doors to rear, range of fitted cupboards and units with wooden work surfaces, built in (miele and smeg) appliances, fridge freezer, and dishwasher, oven and hob, tumble dryer, inset stainless steel sink unit with mixer tap, skylight, concrete floor with underfloor heating, Worcester Bosch boiler and Nest thermostat.

W/C

FIRST FLOOR

Bedroom

12'0" x 12'7"

Double glazed bay window to front, radiator, engineered wood flooring , coved ceiling

Bedroom

6'4" x 7'2"

Double glazed window to side, radiator, fitted carpet.

Bathroom

Duravit sanitaryware suite, panels, double glazed window to rear, white suite comprising panel enclosed bath with mixer tap and shower attachment, shower mixer unit and pan head shower, wall mounted wash hand basin, low-level WC, partially tiled walls, tiled flooring, towel radiator, fitted mirror cupboards, electric underfloor heating.

SECOND FLOOR

Bedroom

15'11" x 12'6"

Double glazed picture window to rear, skylight, fitted wardrobes, fitted a/c unit.

En-suite

Duravit sanitaryware including, low level WC, pedestal wash hand basin, shower room with mixer tap with pan head, skylight, part tiled walls, tiled flooring.

OUTSIDE

Garden

Decked seating area, artifical lawn, tiled flooring, garage, west facing.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



Viewer notes...



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