



## Stanstead Grove, London, SE6 4UD

- Three Bedrooms
- Two Reception Rooms
- Front and Rear Gardens
- Catford & Catford Bridge Stations 0.4 Miles
- Forest Hill Station 1 mile
- Charming Victorian Cottage
- 26ft Kitchen/Breakfast Room
- Sold Chain Free
- Honor Oak Overground 1 mile
- EPC C

**Guide Price £750,000 to £775,000**

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Guide Price £750,000 to £775,000. Beautiful chain free three-bedroom cottage. Welcome to country charm in the midst of the city! This is a rare find of a mid-late 1800s Victorian double fronted cottage on Stanstead Grove, one of ten properties in the smallest Conservation Area in the borough.

The ground floor has two reception rooms either side of the entrance with a 26 ft kitchen/breakfast room to the rear. This serves as the focal point of the home, with a range of fitted units, wooden work surfaces, and space for informal dining, with an attractive vintage tiled fireplace. The kitchen has access to the rear garden.

The first floor has three double bedrooms, two to the front and one to the rear. There is also a family bathroom (with bath and walk-in shower), plus a balcony overlooking the rear garden.

Externally, the front garden has lawns either side of the path, plus a beautiful ginkgo tree. The private rear garden has a patio and flower beds, with space for relaxation and outdoor entertaining.

This character filled cottage is beautifully presented throughout and very tastefully decorated in bright neutral tones, resulting in a light-filled and elegant living environment. Stanstead Grove is a secluded private road easily missed behind Stanstead Road, close to the famous Blythe Hill Tavern.

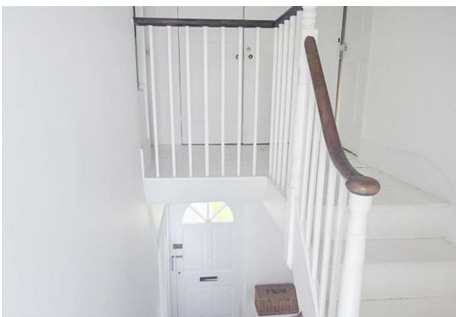
To arrange a viewing, please contact the sales team at Hunters Catford. Sold Chain Free.

Stanstead Grove is on the borders of Catford and Forest Hill, with Blythe Hill Fields 500 metres up the hill and Ladywell Fields 900 metres away.

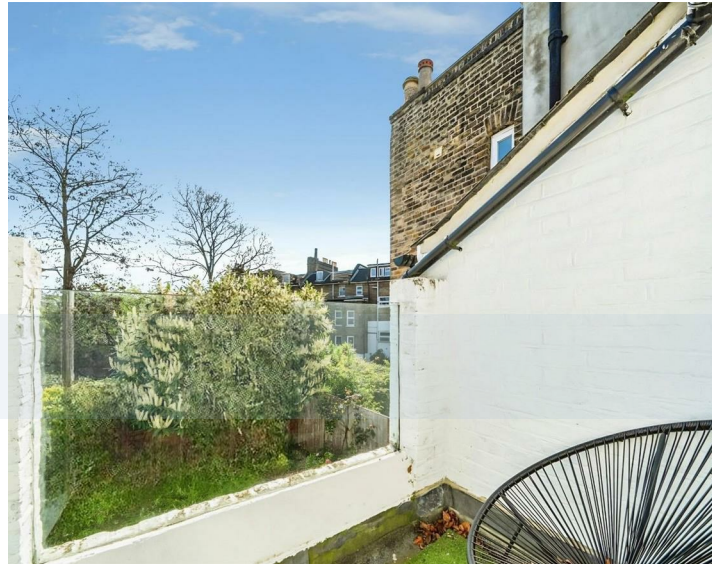
Catford town centre is 0.5 miles, Forest Hill 1.2 miles and Bell Green 0.8 miles, with plenty of shops, cafes, restaurants and supermarkets.

Catford station 0.4 miles  
Catford Bridge station 0.5 miles  
Honor Oak station and Overground 1 mile  
Forest Hill station and Overground 1 mile

Rathfern Primary School 200 metres  
St Dunstan's College 400 metres



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**KITCHEN/BREAKFAST ROOM**  
26'4" by 7'10" max

**DINING ROOM**  
13'6" max by 8'8"

**RECEPTION ROOM**  
13'0" max by 11'5"

**G/F WC**

**BEDROOM ONE**  
12'11" max by 11'7"

**BEDROOM TWO**  
13'5" max by 8'8"

**BEDROOM THREE**  
11'4" by 7'11" max

**BALCONY**  
6'4" by 4'0"

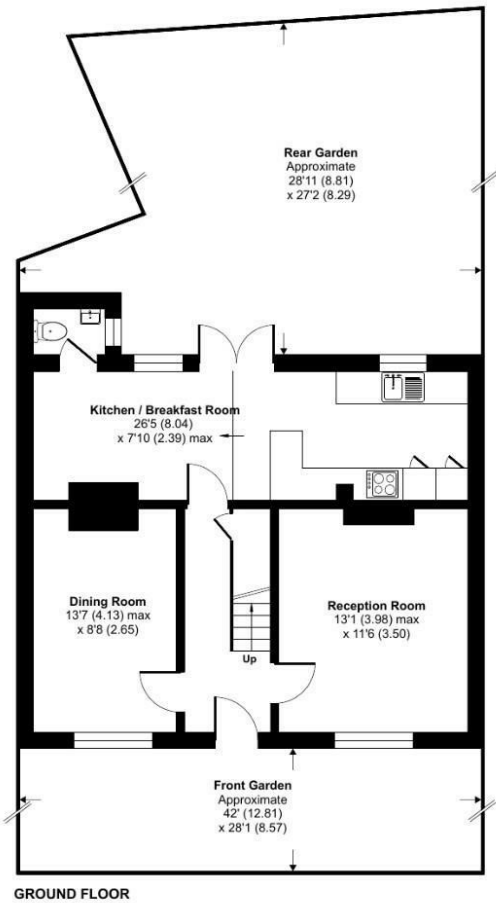
**FAMILY BATHROOM**

**FRONT GARDEN**  
42'0" by 28'1"

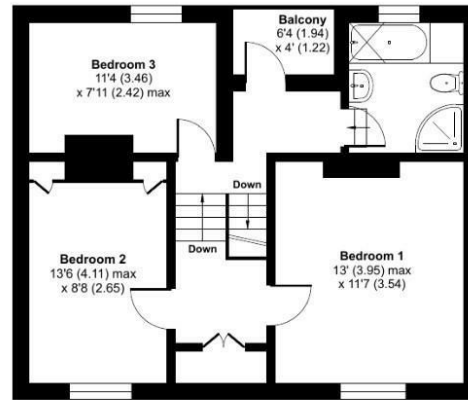
**REAR GARDEN**  
28'10" by 27'2"

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Approximate Area = 1137 sq ft / 105.6 sq m  
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026. Produced for Hunters. REF: 1438973

## Viewings

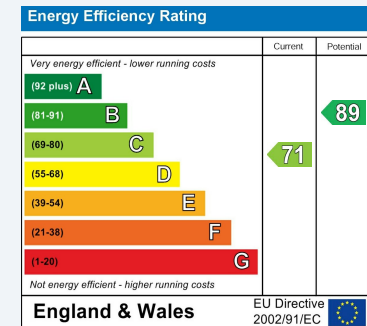
Please contact [catford@hunters.com](mailto:catford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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