



**Guide Price £725,000**  
3 bedroom terraced house

Killearn Road  
Catford



## Read all about it...

A beautiful, brick-fronted, three-bedroom period, 2.5 bathroom house in the heart of the Corbett Estate on a popular residential road. Consisting of over 1,200sqft of living space and completely refurbished this property offers plenty of internal space. Downstairs there is a bright and airy lounge with large bay windows that allow for a lot of natural light, a spacious open plan kitchen/dining room with new appliances and bi-fold doors leading onto a well-maintained south-facing garden, perfect for entertaining or simply enjoying the sun. There is also the added benefit of a downstairs W/C and a studio with electrics to the rear of the garden.

Upstairs, on the first floor are 2 generous double bedrooms and a family bathroom. The second floor, in the converted loft, comprises a large master bedroom with an ensuite shower room.

The Corbett Estate is a family-dominated area with a strong community feel to it, falling within the catchment of sought-after primary schools. Commuter links are also available to a choice of London Stations, whether you need access to the City with trains to London Bridge, Blackfriars, and Cannon Street from Hither Green and the twin Catford Stations.

A truly beautiful period home ready for a family to move straight into offered chain-free.

**Tenure:** Freehold | **Council Tax:** Lewisham Band C

**CHAIN FREE!**  
**SOUTH FACING GARDEN WITH**  
**STUDIO**  
**0.3MI TO MOUNTSFIELD PARK**

**EXTENDED CORBETT HOUSE**  
**TOTAL AREA: 1,242SQFT.**  
**0.8MI TO TWIN CATFORD**  
**STATIONS**



**Like what you see?**

Call **020 8690 3656** or email us at [catford@stanfordestates.london](mailto:catford@stanfordestates.london)  
to arrange a viewing or request further information



## GROUND FLOOR

### Porch

### Entrance Hall

Spotlights, engineered wood flooring

### Reception Room

13' 8" x 11' 4" (4.17m x 3.45m)

Pendant light, front-facing double glazed windows, plantation shutters, radiator, fireplace, engineered wood flooring

### W/C

Spotlights, W/C, engineered wood flooring

### Kitchen/Dining Room

23' 1" x 16' 10" (7.04m x 5.13m)

Spotlights, skylights, radiator, matching wall and base units, granite sink with drainer and single tap, integrated oven and electric hob, integrated fridge/freezer & washer and tumble dryer, engineered wood flooring, bi-folding door to garden

## FIRST FLOOR

### Landing

Pendant light, fitted carpet

### Bedroom

16' 10" x 9' 8" (5.13m x 2.95m)

Pendant light, front-facing double glazed windows, radiator, fitted wardrobes, fitted carpet

### Bedroom

12' 0" x 8' 3" (3.66m x 2.51m)

Pendant light, rear-facing double-glazed windows, radiator, fitted wardrobes, fitted carpet

### Bathroom

Spotlight, rear facing double glazed window, wash basin with vanity unit, panel enclosed bath/shower, W/C, tile flooring

## SECOND FLOOR

### Bedroom

Pendant light, spotlights, skylights, rear facing double glazed window, radiator, fitted carpet

### Ensuite

Spotlights, rear facing double glazed window, wash basin with vanity unit, walk-in shower, W/C, tile flooring

## OUTSIDE

### Garden

Paved seating area, laid lawn,

### Studio

Spotlights, rear & front facing windows, wood flooring





Total Area: 115.3 m<sup>2</sup> ... 1242 ft<sup>2</sup> (excluding garden, studio, eaves storage)

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.

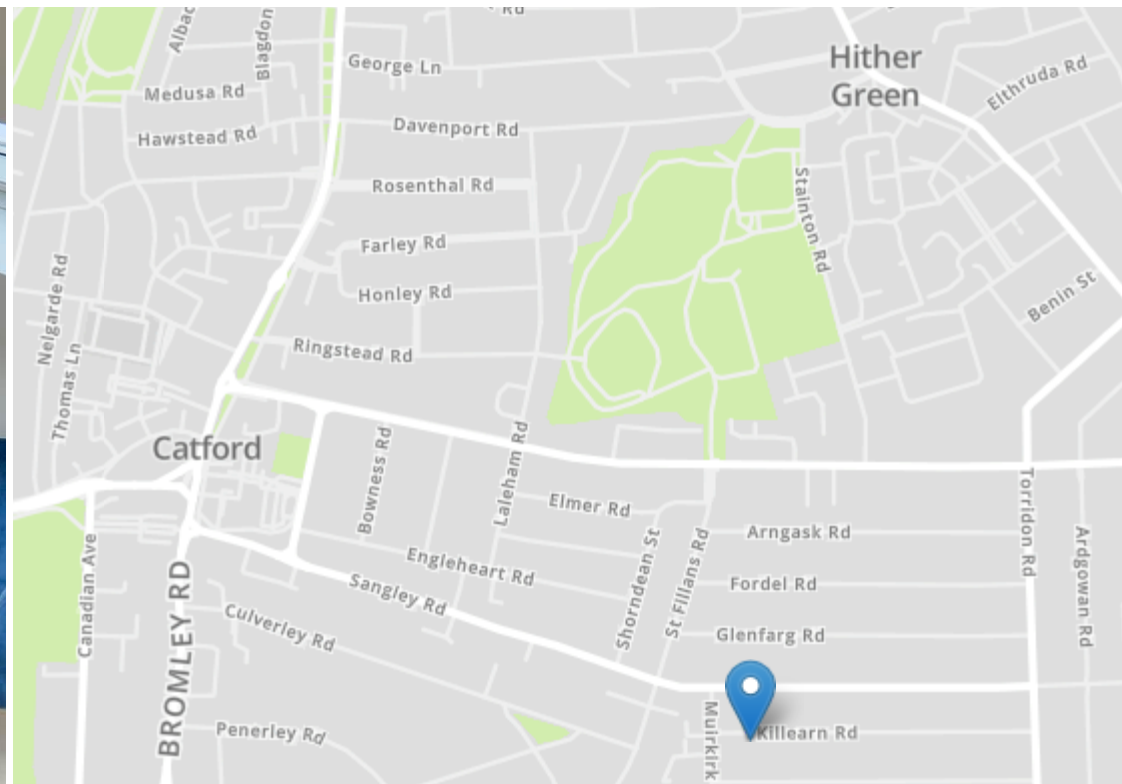












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>	73	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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