

# Stanfords

— sales & lettings —



**Guide Price £675,000**  
4 bedroom terraced house

Arngask Road  
Catford

# Read all about it...

A beautifully maintained four-bedroom family home in the ever-popular Corbett Estate located on Amgask Road. The property features a bright and spacious lounge to the front of the property including large bay windows an original fireplace, a W/C off to the back, a contemporary kitchen and a separate dining room which leads to the conservatory and a well-maintained south-facing garden with plenty of space to enjoy the sun.

Upstairs, on the first floor are three generous double bedrooms as well as an additional bedroom which can be used as an office or study and a three-piece family bathroom.

The Corbett Estate is a family-dominated area with a strong community feel to it, falling within the catchment of sought-after primary schools. This property is situated 0.9 miles to Hither Green Station and less than a mile to Catford and Catford Bridge Stations, providing a range of commuter services into Central London, and in close proximity to a variety of amenities, including a Co-op and local independent shops and cafes. Catford town center can be found less than a mile away and has a wide range of boutique shops, bars and restaurants.

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

## GROUND FLOOR

### Entrance Hall

Pendant light, radiator, laminate flooring

### W/C

Ceiling light, washbasin with vanity unit, W/C, tile flooring

### Living Room

14' 0" x 11' 9" (4.27m x 3.58m)

Ceiling rose, pendant ceiling light, coving, picture rail, front-facing double-glazed bay windows, radiator, fireplace, laminate flooring

### Dining Room

14' 0" x 10' 0" (4.27m x 3.05m)

Pendant ceiling light, coving, picture rail, radiator, laminate flooring, doors to conservatory

### Kitchen

17' 9" x 10' 3" (5.41m x 3.12m)

Pendant light, rear and side facing sash windows, matching wall and base units, ceramic sink with drainer and single mixer tap, integrated oven and gas hob, tile splashback, laminate flooring, door to conservatory

### Conservatory

17' 4" x 8' 6" (5.28m x 2.59m)

Wall lights, laminate flooring

## FIRST FLOOR

### Landing

Pendant light, fitted carpet

### Bedroom

11' 10" x 10' 2" (3.61m x 3.10m)

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

### Bathroom

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

### Bedroom

14' 1" x 11' 0" (4.29m x 3.35m)

Pendant light, rear facing double glazed window, radiator, fitted wardrobe, fitted carpet

### Bedroom

13' 3" x 11' 0" (4.04m x 3.35m)

Pendant light, front facing double glazed bay windows, radiator, fitted wardrobe, fitted carpet

### Bedroom

11' 0" x 6' 5" (3.35m x 1.96m)

Pendant light, front facing double glazed window, radiator, fitted carpet



Total Area: 134.3 m<sup>2</sup> ... 1445 ft<sup>2</sup> (excluding garden & shed)

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.

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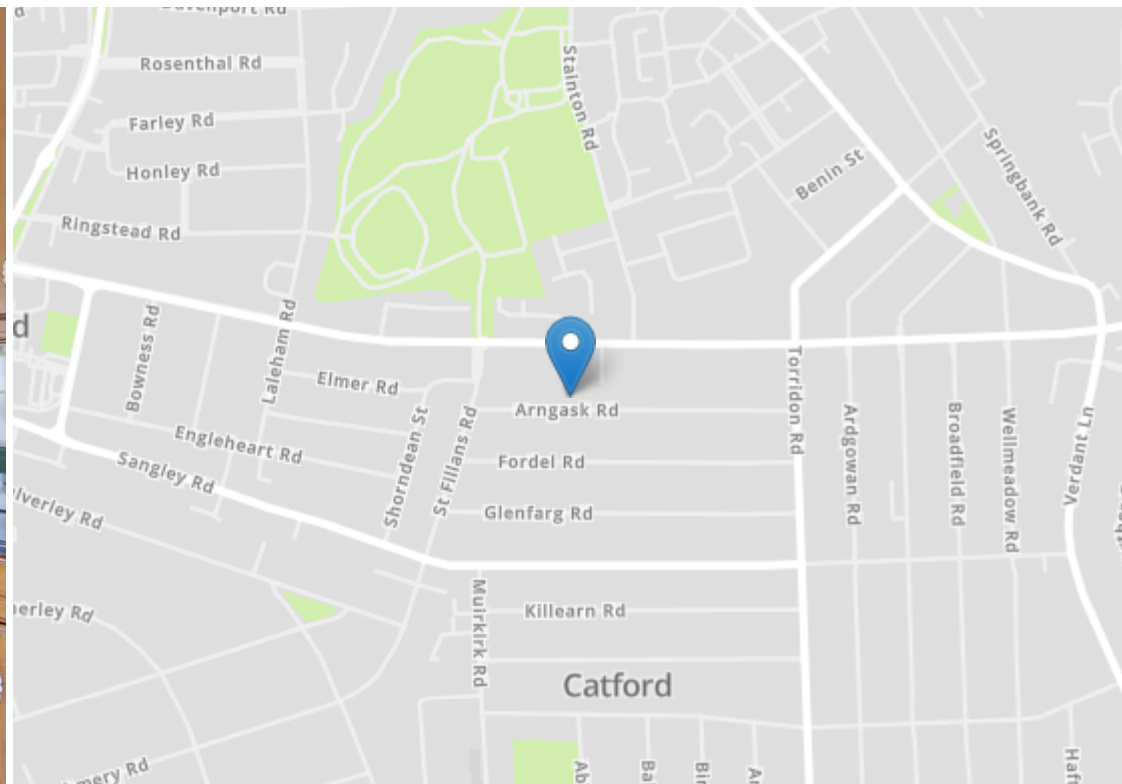
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CORBETT ESTATE  
FOUR BEDROOMS  
0.9MI TO TWIN CATFORD  
STATIONS

TERRACED HOUSE  
TOTAL AREA - 1,445SQFT.  
0.9MI TO HITHER GREEN STATION





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		76
(55-68)	<b>D</b>	61	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



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