

Stanfords

— sales & lettings —



Guide Price £675,000 Freehold

3 bedroom terraced house

Abbotshall Road

Catford

Read all about it...

A beautiful example of a three-bed Corbett house in the heart of Catford, perfect for a growing family. Offering almost 1,100sqft of internal space, the property consists of a bright and airy lounge to the front of the property that allows in an abundance of natural light from the large bay windows, an open plan modern fitted kitchen/dining room with doors out to the expansive garden.

Upstairs, on the first floor are two spacious double bedrooms one with fitted wardrobes, a three-piece family bathroom and an additional room perfect for a nursery or study. The property also benefits from a downstairs WC and off-street parking.

Situated on a quiet residential road the house overlooks the popular Abbotshall Healthy Lifestyle Centre, a community hub great for families, giving it a unique outlook of green open space rarely found in London. The Corbett Estate itself is a family-dominated area with a strong community feel to it and 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, Bellingham or the twin Catford Stations.

A truly beautiful period home ready for a family to move straight into.

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



**CORBETT ESTATE
LARGE GARDEN
TOTAL AREA - 1,053SQFT.**

**3 BED FAMILY HOME
OFF -STREET PARKING
1MI TO TWIN CATFORD
STATIONS**

Like what you see?

Call **020 8690 3656** or email us at catford@stanfordstates.london to arrange a viewing or request further information



GROUND FLOOR

Entrance Hall

Pendant light, radiator, tile flooring

Lounge

15' 3" x 14' 1" (4.65m x 4.29m)

Pendant light, front facing double glazed bay windows, shutters, radiator, fireplace, storage cupboards, engineered wood flooring

Kitchen/Dining Room

20' 0" x 12' 1" (6.10m x 3.68m)

Pendant lights, spotlights, rear facing double glazed windows, radiator, matching wall and base units, ceramic sink with drainer and single mixer tap, tile splashback, integrated oven and gas hob, integrated dishwasher and fridge/freezer, engineered wood flooring, French door to garden.

W/C

Pendant light, freestanding washbasin, W/C, tile flooring

FIRST FLOOR

Landing

Pendant light, fitted carpet

Bathroom

7' 0" x 6' 1" (2.13m x 1.85m)

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

Bedroom

12' 8" x 12' 1" (3.86m x 3.68m)

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

Bedroom

15' 3" x 11' 4" (4.65m x 3.45m)

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

Bedroom

9' 6" x 8' 4" (2.90m x 2.54m)

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

OUTSIDE

Garden

Wooden decking area, laid lawn, shed



Ground Floor
Area: 49.6 m² ... 534 ft²

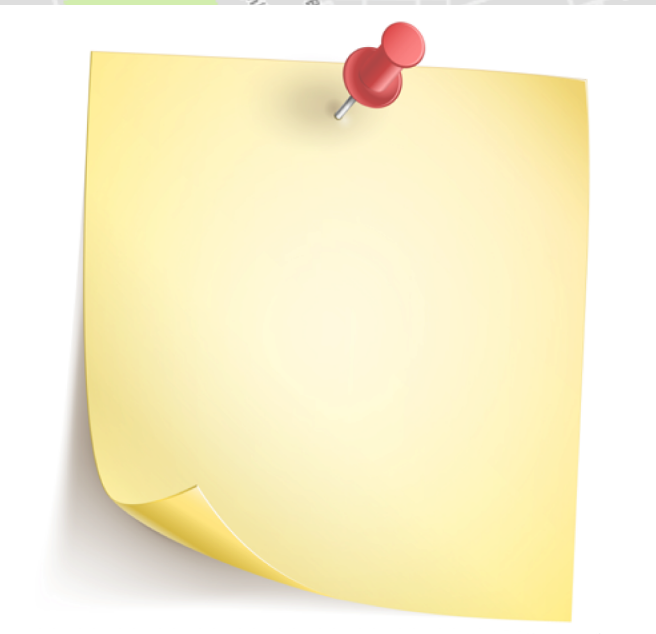
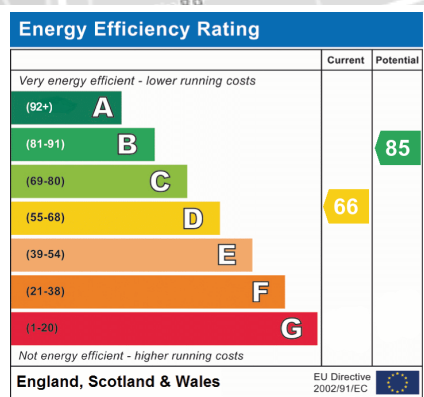
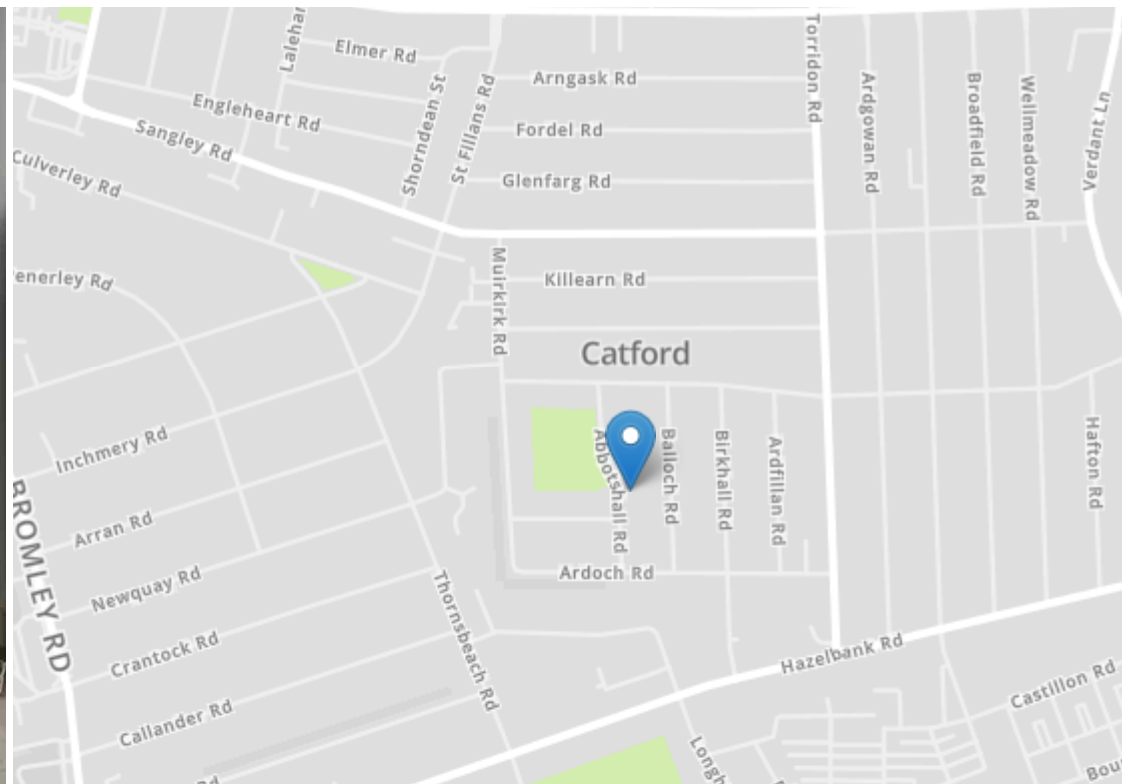
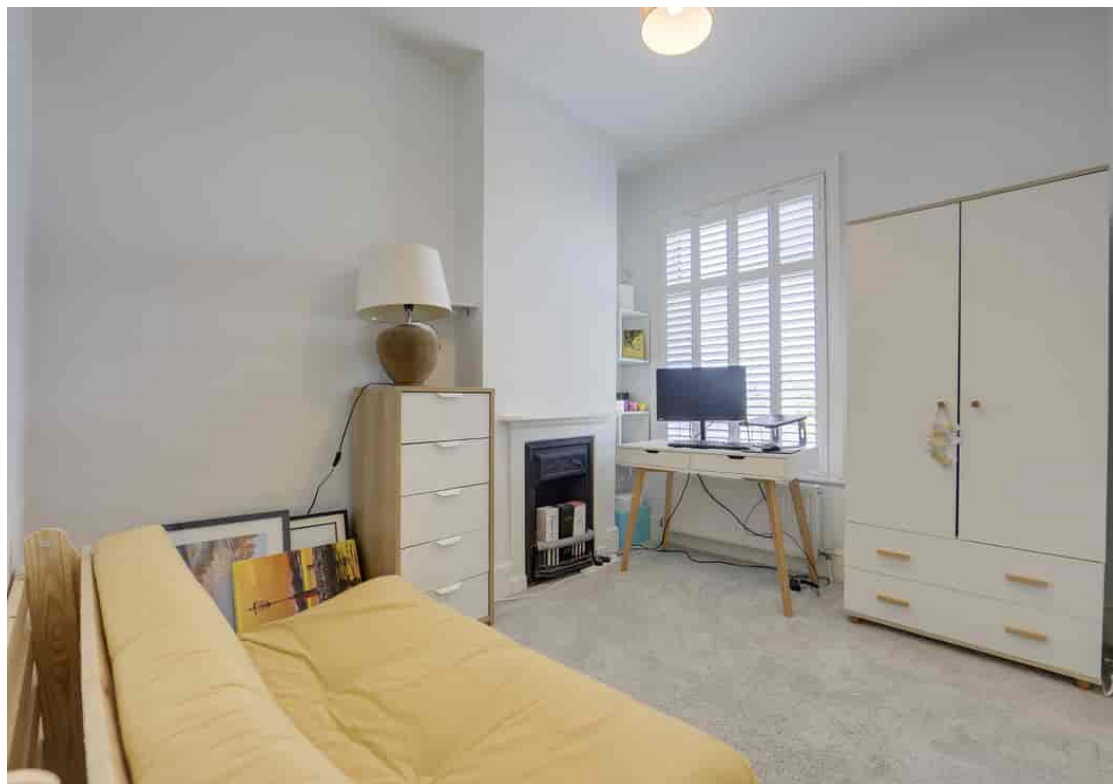
First Floor
Area: 48.2 m² ... 518 ft²

Total Area: 97.8 m² ... 1053 ft²

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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