

Stanfords

— sales & lettings —



Guide Price £675,000 Freehold
4 bedroom terraced house

Wellmeadow Road
Catford

Read all about it...

A delightful four bedroom family home, spanning over 1,200sqft of living space in the sought after Corbett Estate.

Offering bright and spacious rooms throughout, the ground floor of this property features a welcoming entrance hall with plenty storage space, leading to a large reception room to the front, a dining room, kitchen and second reception room to the rear. French doors open to a lovingly maintained garden, with a lush green lawn, mature plant borders and a raised deck, the perfect spot for alfresco dining and enjoying warm summer days. Upstairs there are four good-sized bedrooms, and family bathroom and access to the loft for storage.

Ideally located within a mile of Hither Green Station, providing frequent commuter services into Central London, along with a variety of shops and places to eat and drink locally. Popular with families, Wellmeadow Road is well situated for good nurseries and schools and plenty of green open spaces, including the beautiful Forster Memorial Park.

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

**CORBETT ESTATE
POTENTIAL TO EXTEND (STPP)
0.7MI TO FORSTER MEMORIAL
PARK**

**FOUR BED FAMILY HOME
TOTAL AREA: 1,242SQFT.
0.9MI TO HITHER GREEN
STATION**



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

Lounge

16' 7" x 13' 3" (5.05m x 4.04m)

Sash bay windows, chandelier ceiling light, radiator, fitted carpet.

Dining Room

11' 9" x 10' 5" (3.58m x 3.17m)

Sash window, pendant ceiling light, storage cupboard, radiator, wood flooring.

Reception

13' 10" x 10' 9" (4.22m x 3.28m)

French doors to garden, pendant ceiling light, radiator, wood flooring.

Kitchen

9' 11" x 6' 7" (3.02m x 2.01m)

Single-glazed windows and door to garden, pendant ceiling light, fitted kitchen units, sink with mixer tap and drainers, plumbing for washing machine, connections for gas cooker, boiler, vinyl flooring.

FIRST FLOOR

Landing

Bedroom

13' 6" x 13' 1" (4.11m x 3.99m)

Sash bay windows, pendant ceiling light, built-in wardrobes, radiator, wood flooring.

Bedroom

13' 7" x 9' 6" (4.14m x 2.90m)

Single-glazed window, pendant ceiling light, storage cupboard, radiator, wood flooring.

Bedroom

11' 3" x 9' 6" (3.43m x 2.90m)

Single-glazed window, pendant ceiling light, radiator, wood flooring.

Bathroom

8' 9" x 4' 6" (2.67m x 1.37m)

Single-glazed window, pendant ceiling light, bathtub with shower attachment, pedestal washbasin, WC, heated towel rail, tiled flooring.

Bedroom

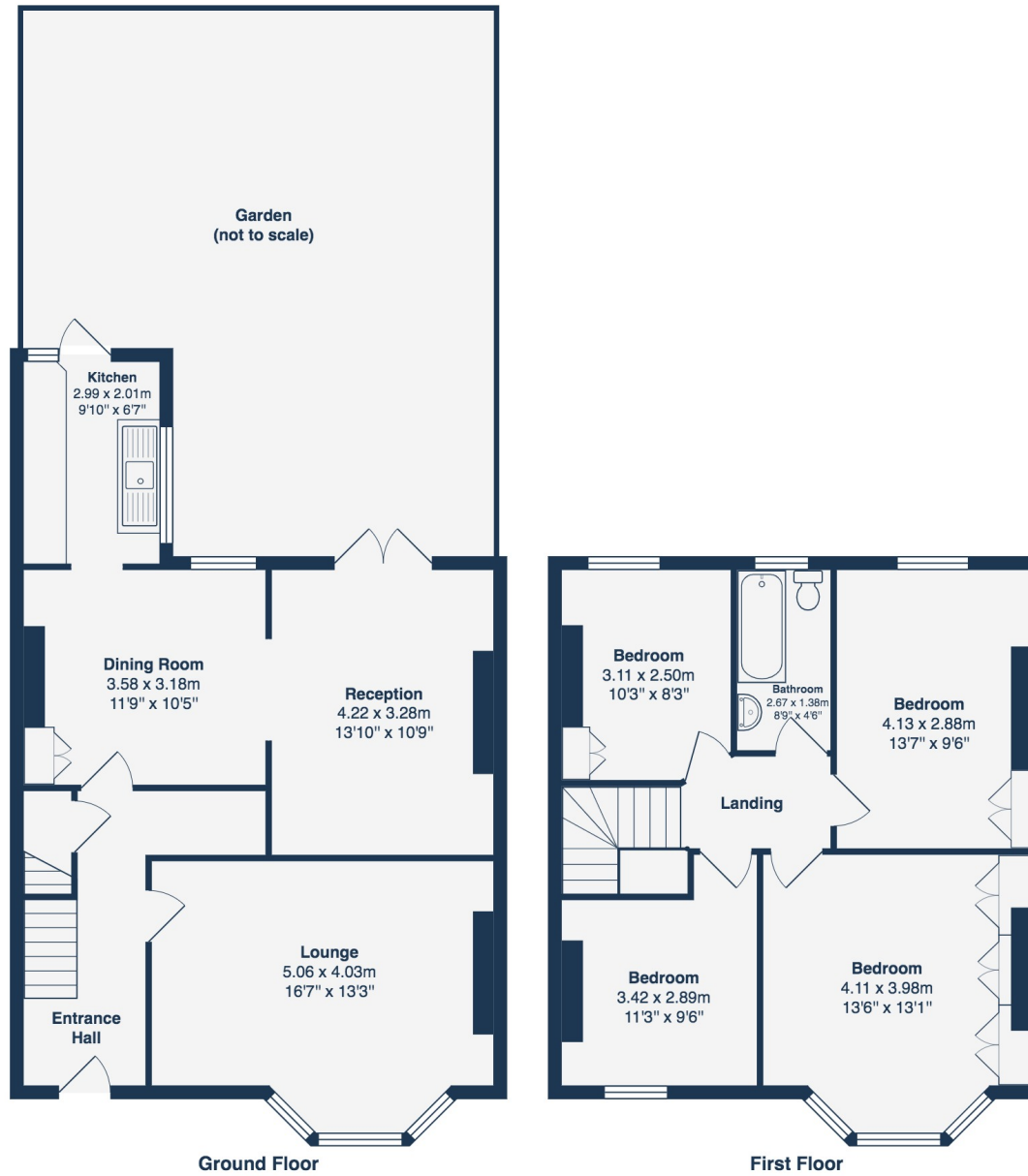
10' 3" x 8' 3" (3.12m x 2.51m)

Sash window, pendant ceiling light, cupboard housing water tank, radiator, wood flooring.

OUTSIDE

Garden

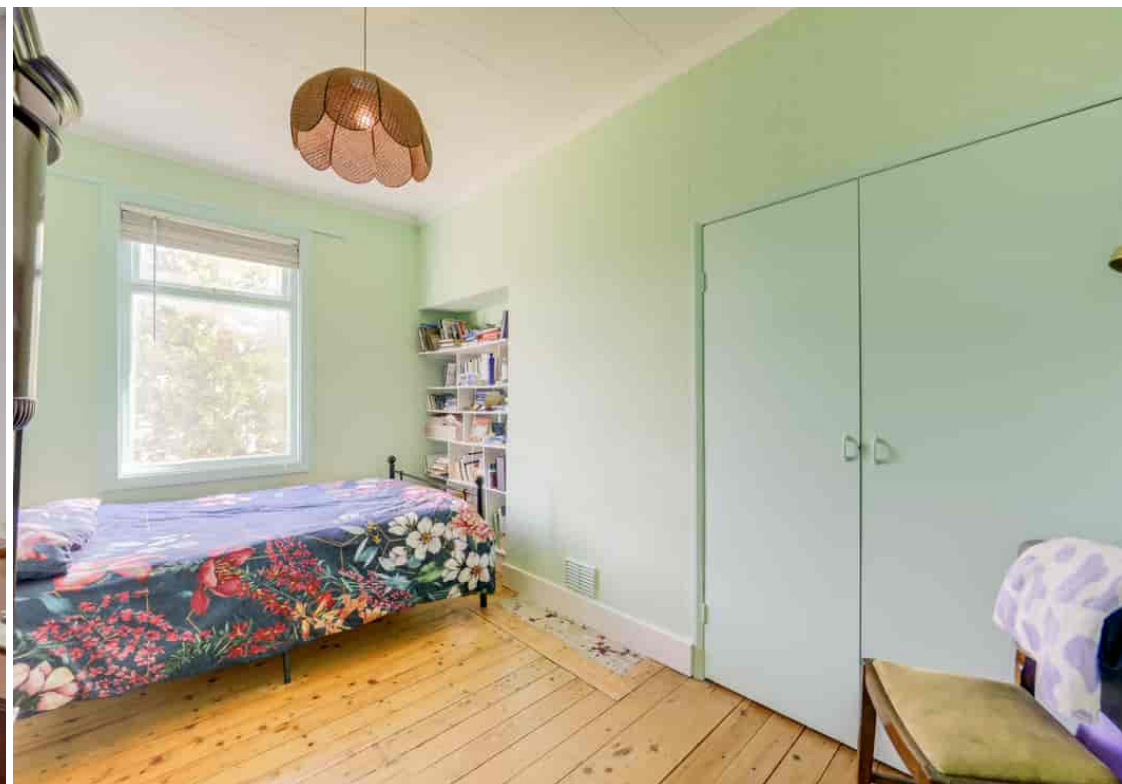
Raised wood decking leading to lawn with mature plant borders and storage shed.



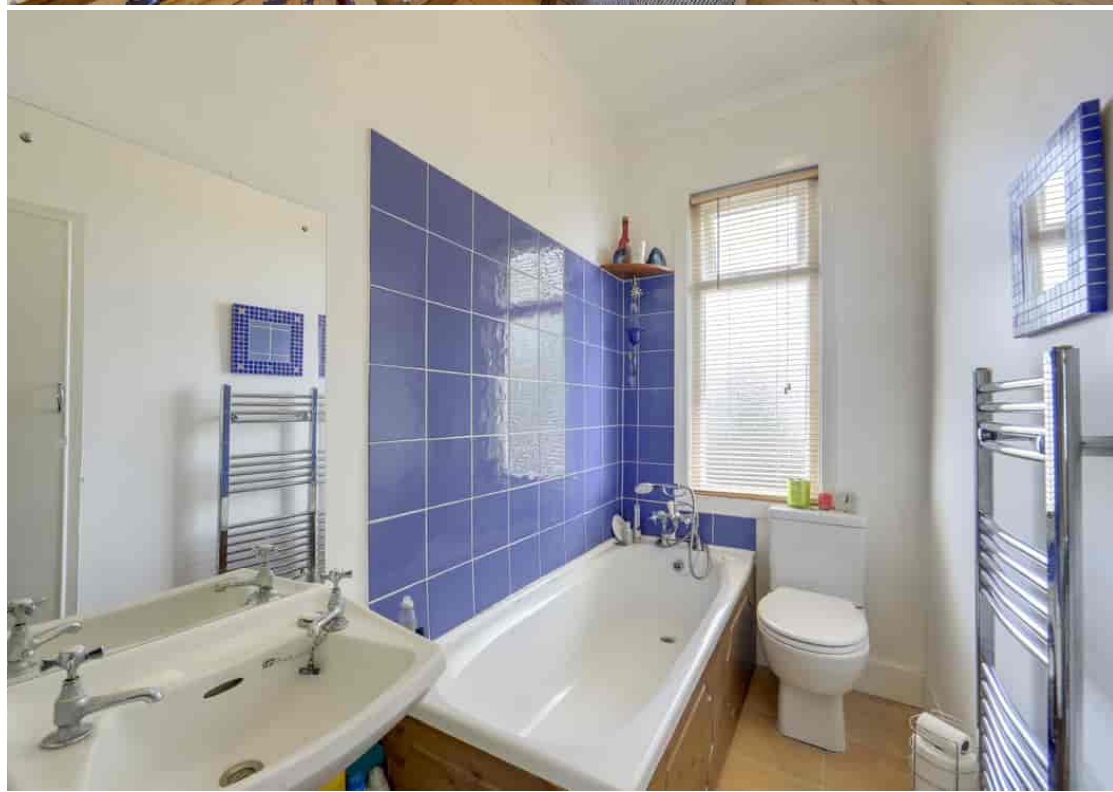
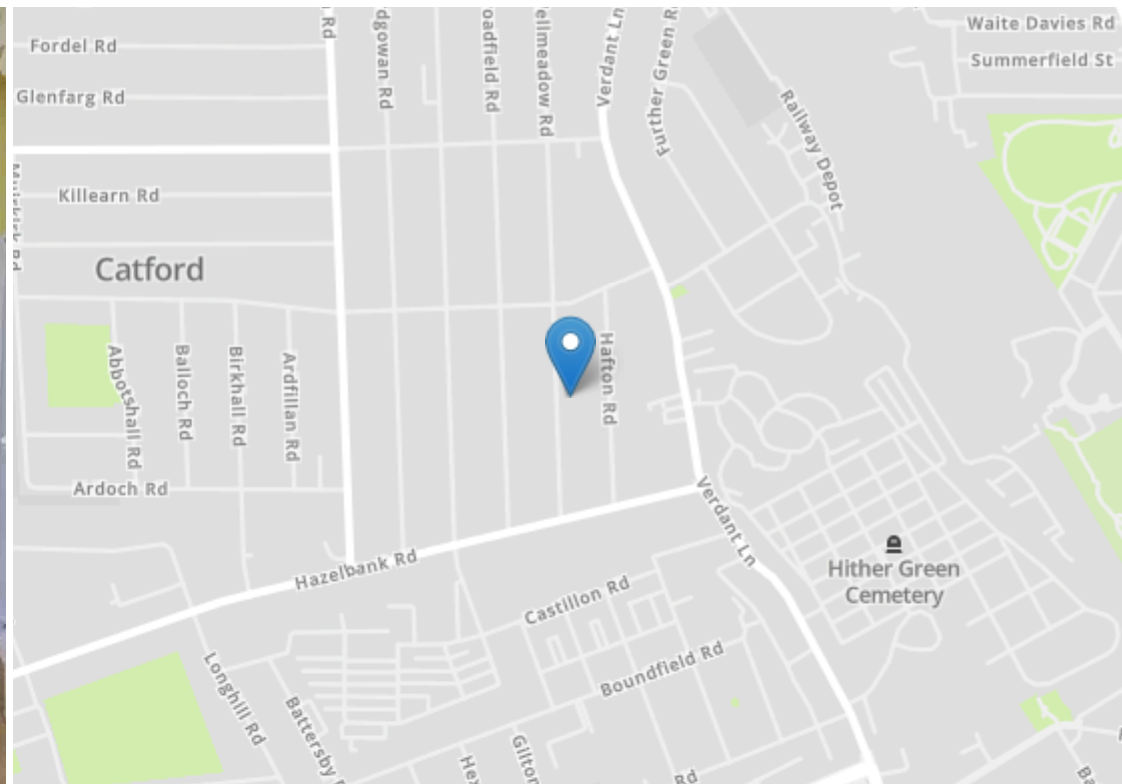
Total Area: 115.4 m² ... 1242 ft²

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.







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



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