

Stanfords

— sales & lettings —



Guide Price £700,000 Freehold
3 bedroom terraced house

Broadfield Road
Catford

Read all about it...

A bright and spacious three-bedroom terraced house, perfectly positioned on Broadfield Road, a tree-lined residential street in the sought-after Corbett Estate.

Spanning over 1,500sqft across three floors, the ground floor features a welcoming entrance hall that leads to a spacious lounge with a feature fireplace and bay windows to the front. The large kitchen/diner offers ample space for everyday family life and entertaining guests. Additionally, there is a downstairs shower room and a handy utility room.

On the first floor, you'll find two double bedrooms with built-in storage, and a third smaller room, currently used as a home office. The generous bathroom suite is filled with natural light and boasts a walk-in shower and a freestanding roll-top bathtub. On the second floor, the property benefits from the loft room, creating extra usable space with plenty of storage.

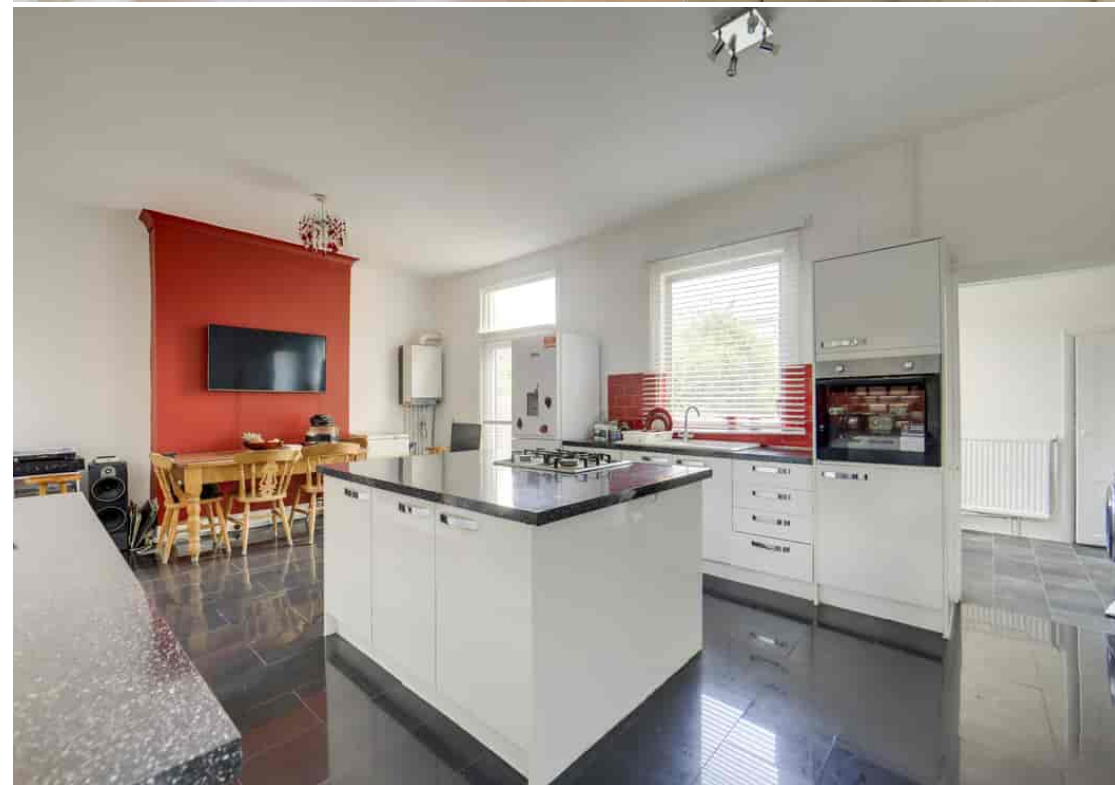
Stepping outside, the garden has been lovingly maintained, offering plenty of space for alfresco dining, entertaining, and enjoying warm summer days. To the front, the driveway provides ample space for two cars.

Located on Broadfield Road, this home offers all the benefits of living close to Hither Green, with its quaint village feel, friendly local shops, cafes, and welcoming pubs. It is also near the bustling town center in Catford, which offers a variety of supermarkets, high street brands, and eclectic places to eat and drink. Popular with families, Broadfield Road is well situated for good nurseries and schools, as well as plenty of green open spaces, including the beautiful Forster Memorial Park.

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

**CORBETT ESTATE
DRIVEWAY
0.9MI TO HITHER GREEN STATION**

**OPEN PLAN KITCHEN/DINING
ROOM
TOTAL AREA: 1,546SQFT.
AWAITING EPC**



Like what you see?

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to arrange a viewing or request further information



GROUND FLOOR

Entrance Hall

Pendant ceiling light, radiator, tile flooring.

Living Room

16' 8" x 13' 3" (5.08m x 4.04m)

Double-glazed bay windows, pendant ceiling light, fireplace, radiators, laminate wood flooring.

Kitchen / Dining Room

22' 11" x 14' 0" (6.99m x 4.27m)

Double-glazed window and French doors to garden, ceiling lights, fitted kitchen units, ceramic sink with mixer tap and drainer, integrated dishwasher, four ring gas hob, oven and grill, boiler, radiator, understairs storage cupboard, tile flooring.

Utility

6' 5" x 6' 5" (1.96m x 1.96m)

Double glazed window and door to garden, ceiling light, plumbing for washing machine, radiator, vinyl flooring.

Shower Room

6' 5" x 2' 6" (1.96m x 0.76m)

Double-glazed window, ceiling light, walk-in shower, wall-mounted sink, WC, tile flooring.

FIRST FLOOR

Landing

Pendant ceiling light, fitted carpet.

Bedroom

13' 3" x 13' 2" (4.04m x 4.01m)

Double-glazed bay windows, pendant ceiling light, built-in wardrobes, radiator, laminate wood flooring.

Bedroom

14' 0" x 9' 9" (4.27m x 2.97m)

Double-glazed window, pendant ceiling light, built-in storage cupboard, radiator, laminate wood flooring.

Bathroom

12' 10" x 10' 5" (3.91m x 3.17m)

Double-glazed windows, ceiling light, walk-in shower, roll top freestanding bathtub, pedestal washbasin, WC, radiators, tile flooring.

Bedroom

9' 5" x 8' 3" (2.87m x 2.51m)

Double-glazed windows, pendant ceiling light, fitted shelving, radiator, laminate wood flooring.

SECOND FLOOR

Loft Room

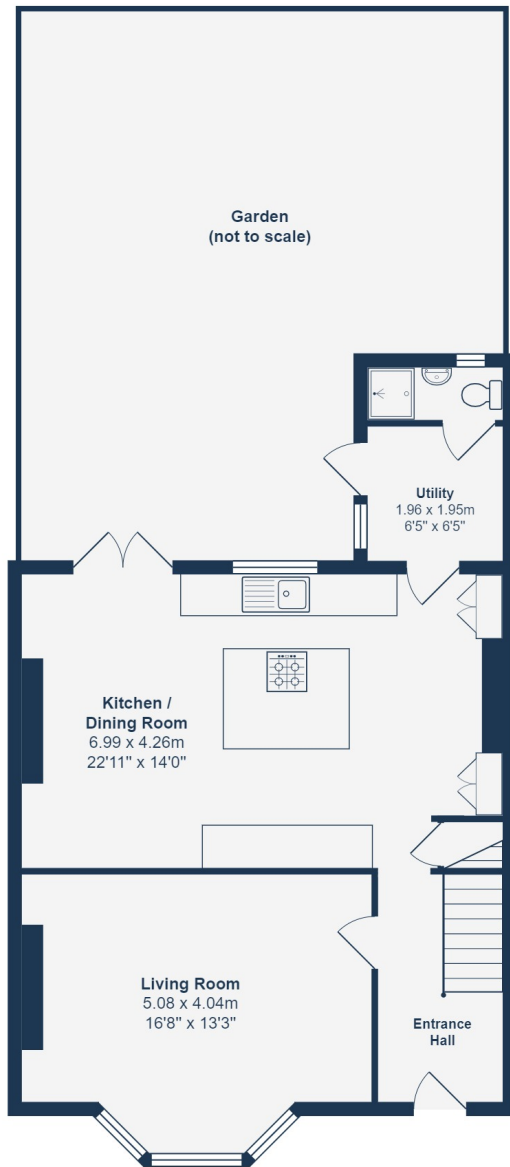
14' 8" x 13' 7" (4.47m x 4.14m)

Velux roof windows, inset ceiling spotlights, eaves storage, laminate wood flooring.

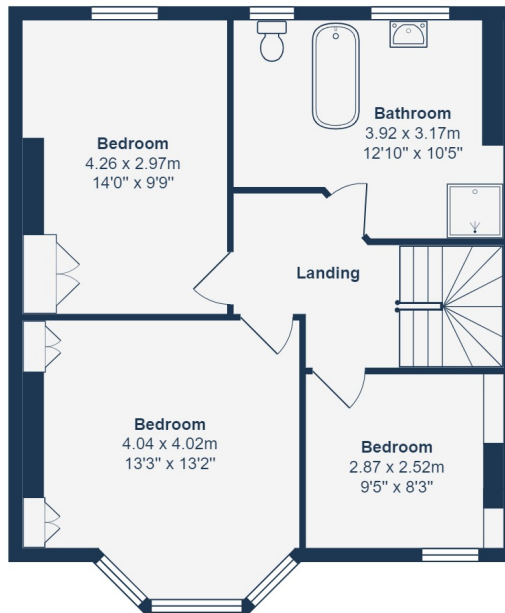
OUTSIDE

Garden

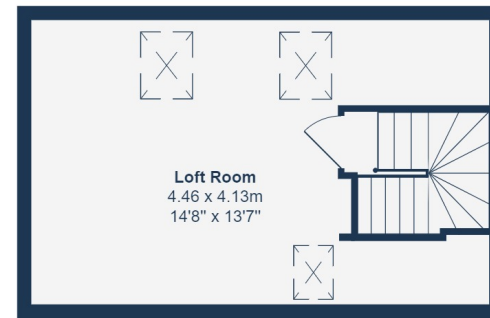
Paved patios leading to artificial lawn area,



Ground Floor
Area: 61.0 m² ... 657 ft²



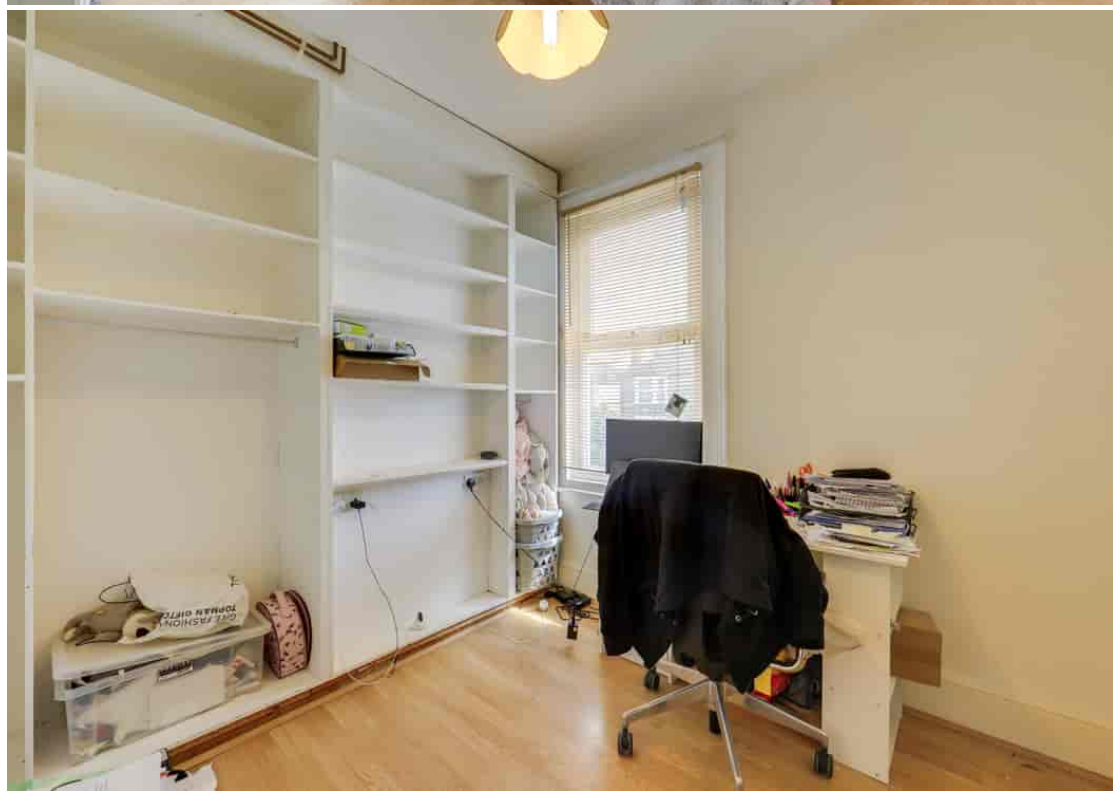
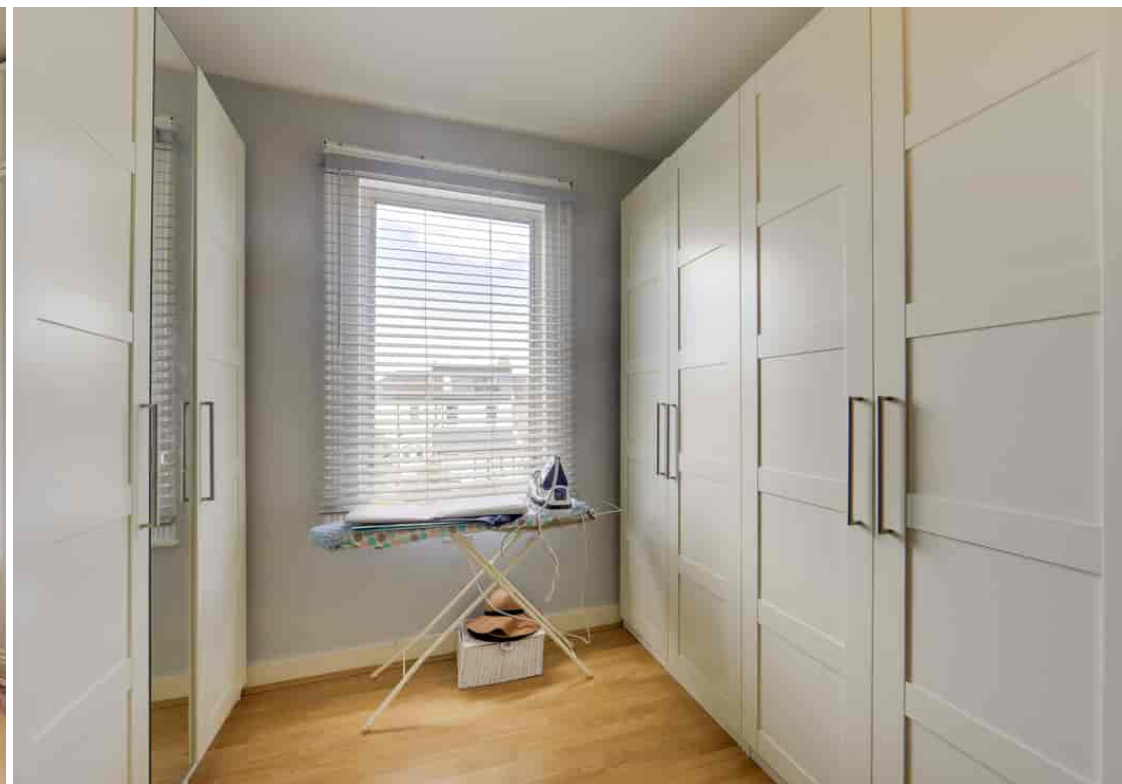
First Floor
Area: 55.1 m² ... 593 ft²



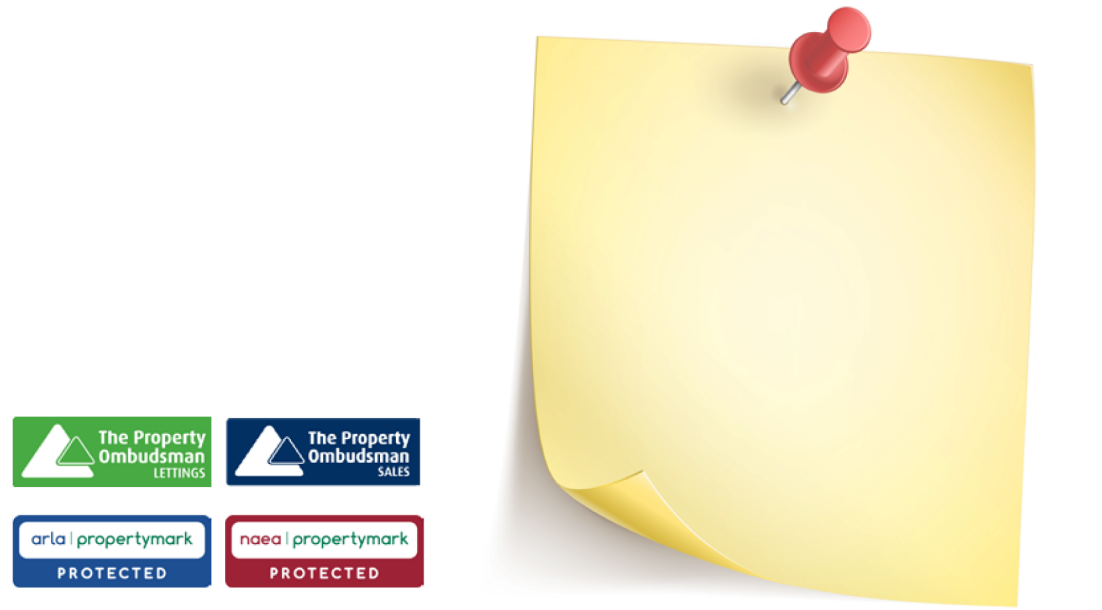
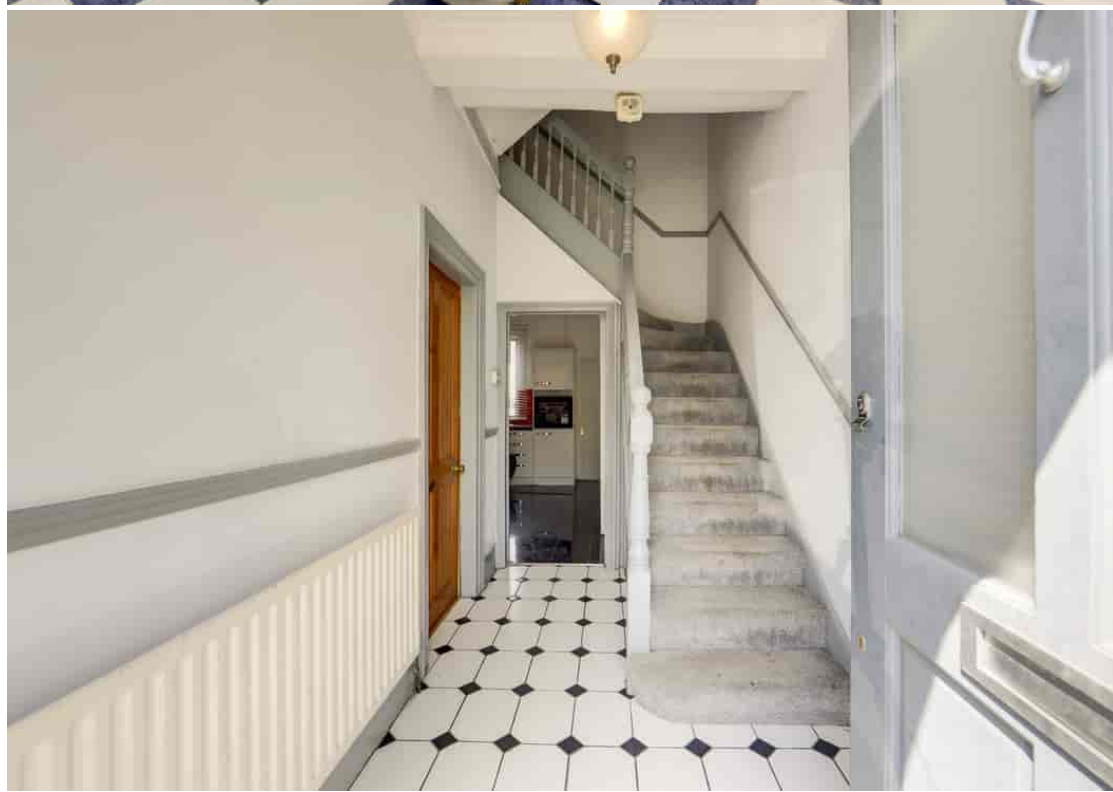
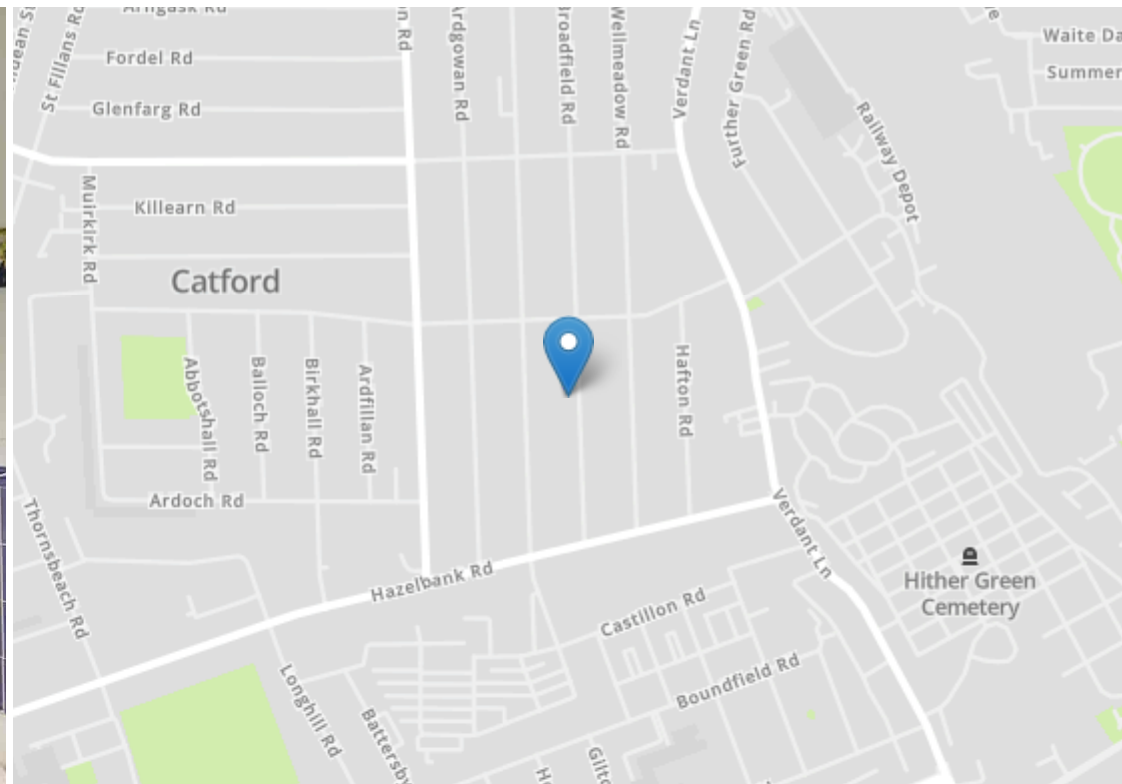
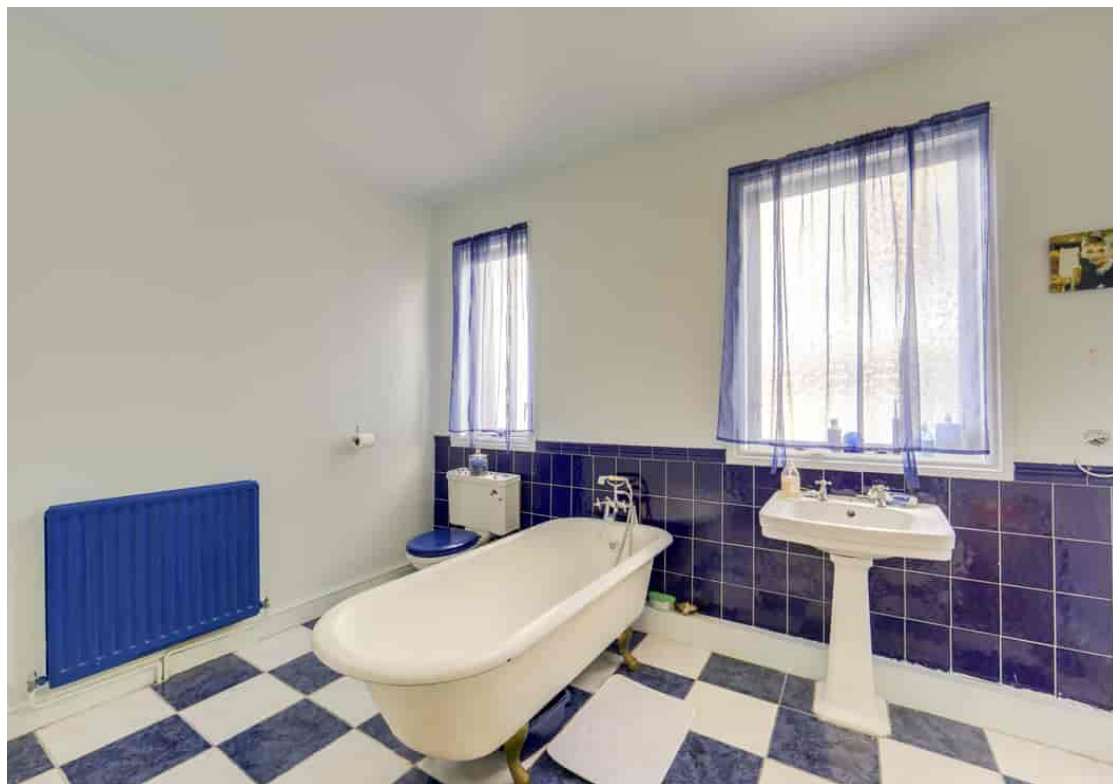
Second Floor
Area: 27.5 m² ... 296 ft²

Total Area: 143.6 m² ... 1546 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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