

# Stanfords

— sales & lettings —



**Guide Price £675,000 Freehold**

3 bedroom terraced house

Ardgowan Road

Catford

# Read all about it...

Recently redecorated and offered to the market chain free is this three-bedroom, mid terrace home located in the Corbett Estate on Ardgowan Road, on the borders of Hither Green & Catford. Situated just over half a mile from Hither Green Station and surrounding local amenities, this property would make for the perfect family home.

With over 1,000sqft of internal space, the house comprises of a bright and airy open plan kitchen and dining room with integrated appliances leading onto a large landscaped garden. There is also a spacious lounge to the front as well as a utility room and W/C off to the back. Upstairs, on the first floor, are two generous double bedrooms along with a three-piece bathroom and a third smaller room.

Other benefits of this property include a front garden

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

## GROUND FLOOR

### Entrance Hall

Pendant light, ceiling rose, radiator, storage cupboard, engineered herringbone wood flooring

### Lounge

14' 11" x 14' 0" (4.55m x 4.27m)

Pendant light, ceiling rose, front facing double glazed bay windows, cast iron radiator, fireplace, engineered herringbone wood flooring

### Kitchen/Dining Room

20' 0" x 12' 7" (6.10m x 3.84m)

Pendant light, spotlights, side facing double glazed window, radiator, fire place, matching wall and base units, stainless steel sink with drainer and single mixer tap, integrated oven and electric hob, integrated microwave and fridge/freezer, engineered herringbone wood flooring, door to garden.

### W/C

6' 3" x 4' 8" (1.91m x 1.42m)

Spotlights, rear facing double glazed windows, base units, washing machine, stainless steel sink with drainer and single mixer tap, engineered herringbone wood flooring

## FIRST FLOOR

### Landing

Pendant light, fitted carpet

### Bathroom

8' 7" x 8' 2" (2.62m x 2.49m)

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

### Bedroom

11' 9" x 11' 7" (3.58m x 3.53m)

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

### Bedroom

15' 10" x 11' 7" (4.83m x 3.53m)

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

### Bedroom

9' 9" x 8' 2" (2.97m x 2.49m)

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

## OUTSIDE

### Garden

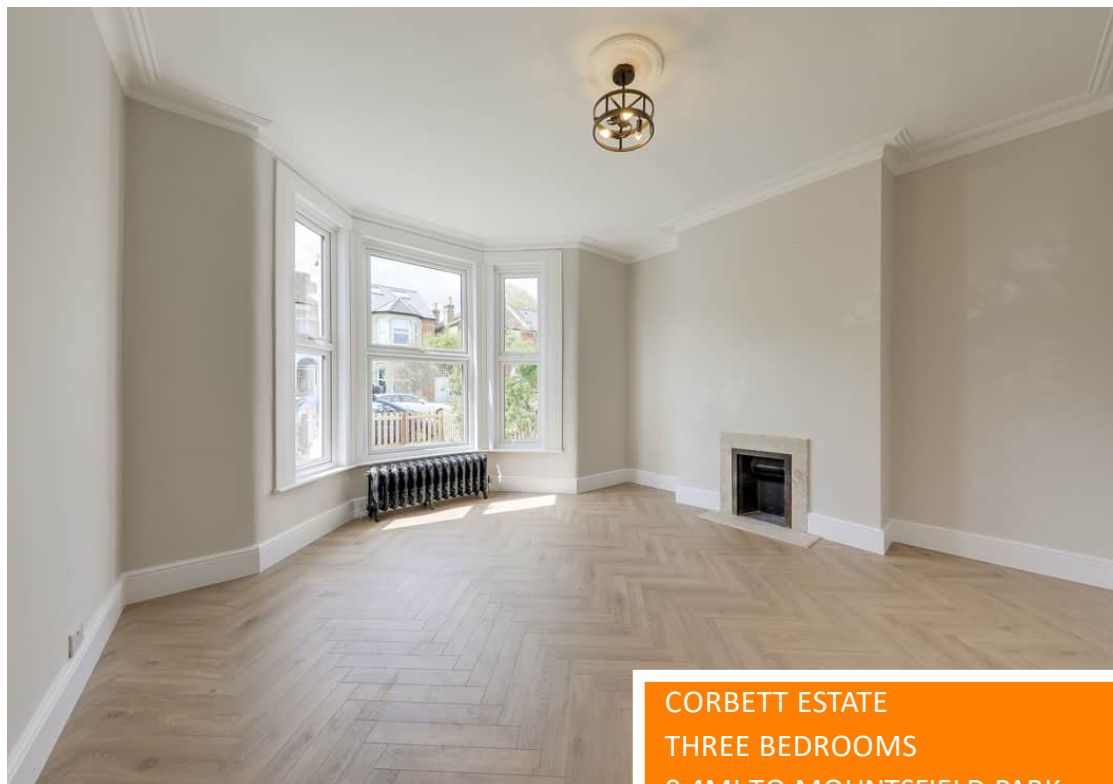
Paved seating area, laid lawn



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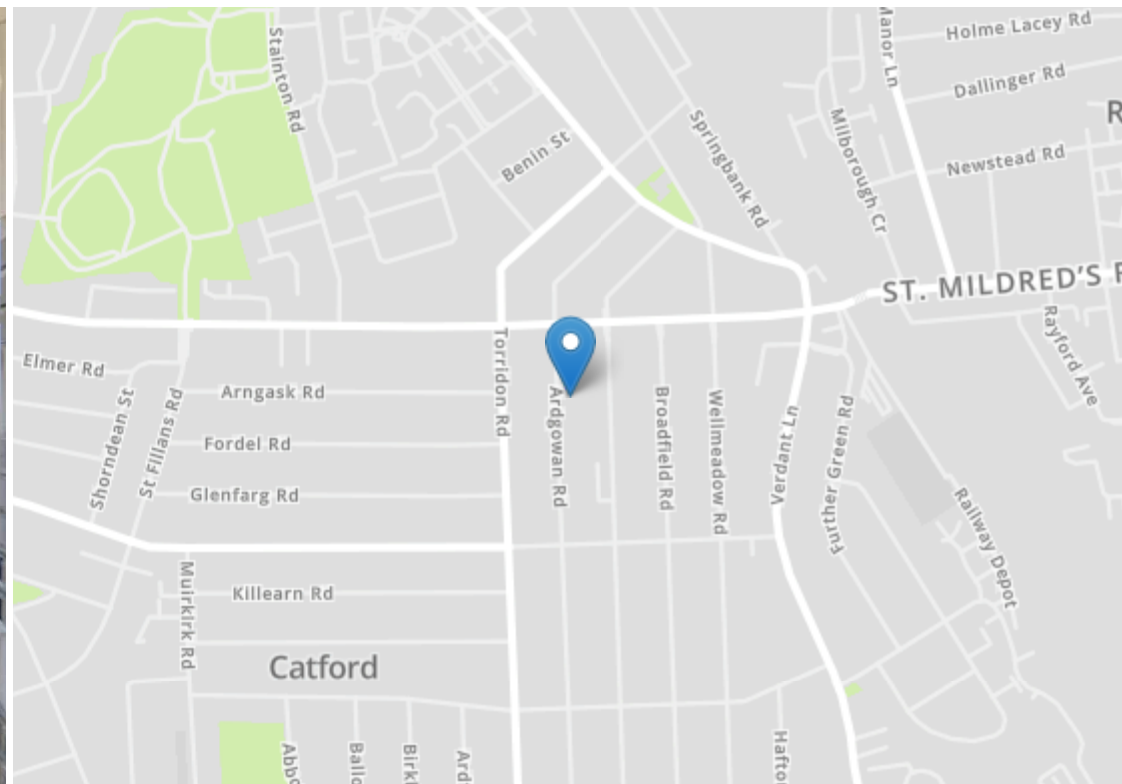
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CORBETT ESTATE  
THREE BEDROOMS  
0.4MI TO MOUNTSFIELD PARK

OPEN PLAN KITCHEN/DINING  
ROOM  
TOTAL AREA: 1,078SQFT.  
0.6MI TO HITHER GREEN  
STATION





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>	60	
(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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