

# Stanfords

— sales & lettings —



**Guide Price £875,000 Freehold**  
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 Arngask Road.

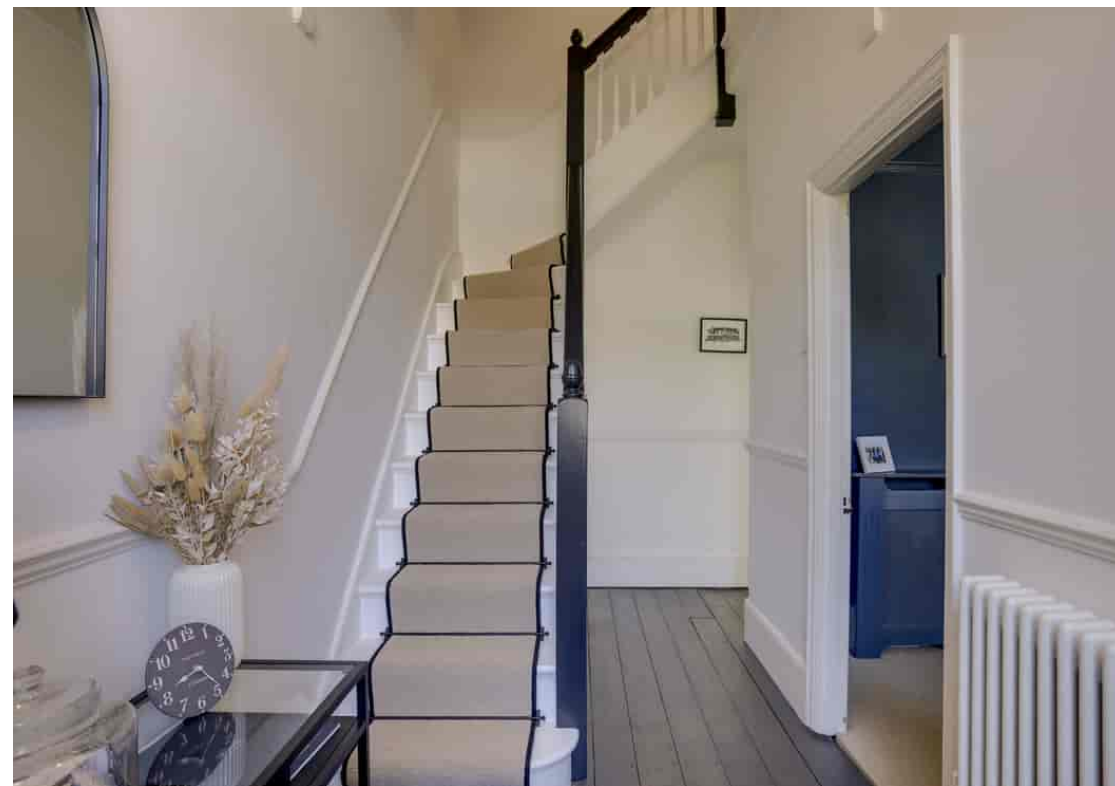
The property features a bright and spacious lounge to the front of the property including large bay windows an original fireplace, a W/C off to the back and a modern open plan kitchen and dining room which leads to the sunroom and a well-maintained south-facing garden with raised decking and plenty of space to enjoy the sun. Upstairs, on the first floor are two generous double bedrooms as well as an additional bedroom which can be used as an office or study and a four-piece family bathroom. The second floor consists of the primary bedroom with ensuite bathroom and plenty of eaves storage.

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 0.7 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

**CORBETT ESTATE**  
**SOUTH FACING GARDEN**  
**TOTAL AREA: 1,506SQFT.**  
**MOUNTSFIELD PARK NEAR BY**

**4 BED FAMILY HOME**  
**OFF-STREET PARKING**  
**0.7MI TO HITHER GREEN**  
**STATION**



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to arrange a viewing or request further information



## GROUND FLOOR

### Entrance Hall

Pendant light, radiator, storage cupboard, wood floorboards

### Reception Room

14' 7" x 14' 0" (4.45m x 4.27m)

Pendant light, front facing double glazed windows, radiators, fireplace, alcove shelving, fitted carpet

### Dining Room

12' 9" x 12' 3" (3.89m x 3.73m)

Pendant light, fireplace, radiator, fitted cupboards, tile flooring

### Kitchen

9' 5" x 7' 8" (2.87m x 2.34m)

Ceiling light, rear facing double glazed window, matching wall and base units, granite sink with drainer and single mixer tap, integrated electric hob & oven, integrated fridge/freezer, tile flooring

### W/C

Ceiling light, wall mounted wash basin, W/C, tile flooring

### Sun Room

11' 0" x 7' 3" (3.35m x 2.21m)

Pendant light, skylight, radiator, tile flooring

## FIRST FLOOR

### Bathroom

9' 2" x 8' 3" (2.79m x 2.51m)

Spotlights, rear facing double glazed window, wash basin with vanity unit, heated towel rail, freestanding bathtub, walk-in shower, storage cupboard, W/C, tile flooring

### Bedroom

12' 9" x 11' 4" (3.89m x 3.45m)

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

### Bedroom

14' 7" x 11' 4" (4.45m x 3.45m)

Pendant light, front facing double glazed bay windows, fireplace, radiator, fitted cupboards, wood floorboards

### Bedroom

9' 4" x 8' 3" (2.84m x 2.51m)

Pendant light, front facing double glazed window, radiator, wood floorboards

## SECOND FLOOR

### Bedroom

19' 6" x 11' 5" (5.94m x 3.48m)

Spotlights, skylight, rear facing double glazed window, radiator, eaves storage, fitted carpet

### Bathroom

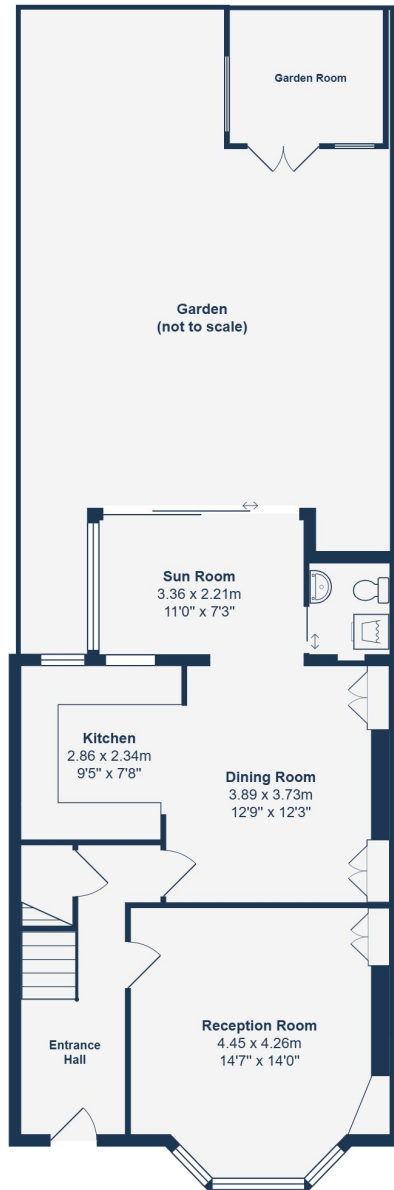
9' 2" x 7' 8" (2.79m x 2.34m)

Spotlights, rear facing double glazed window, radiator, wash basin with vanity unit, heated towel rail, panel enclosed bathtub, storage cupboard, W/C, tile flooring

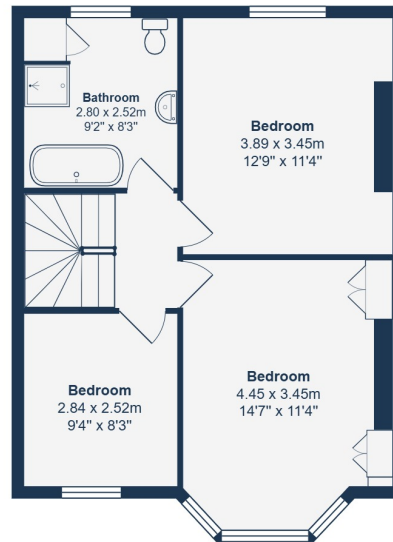
## OUTSIDE

### Garden

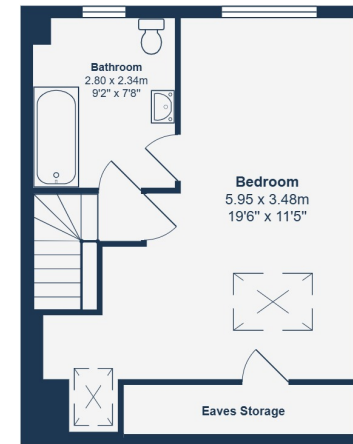
Raised decking area, laid lawn, garden room



**Ground Floor**



**First Floor**



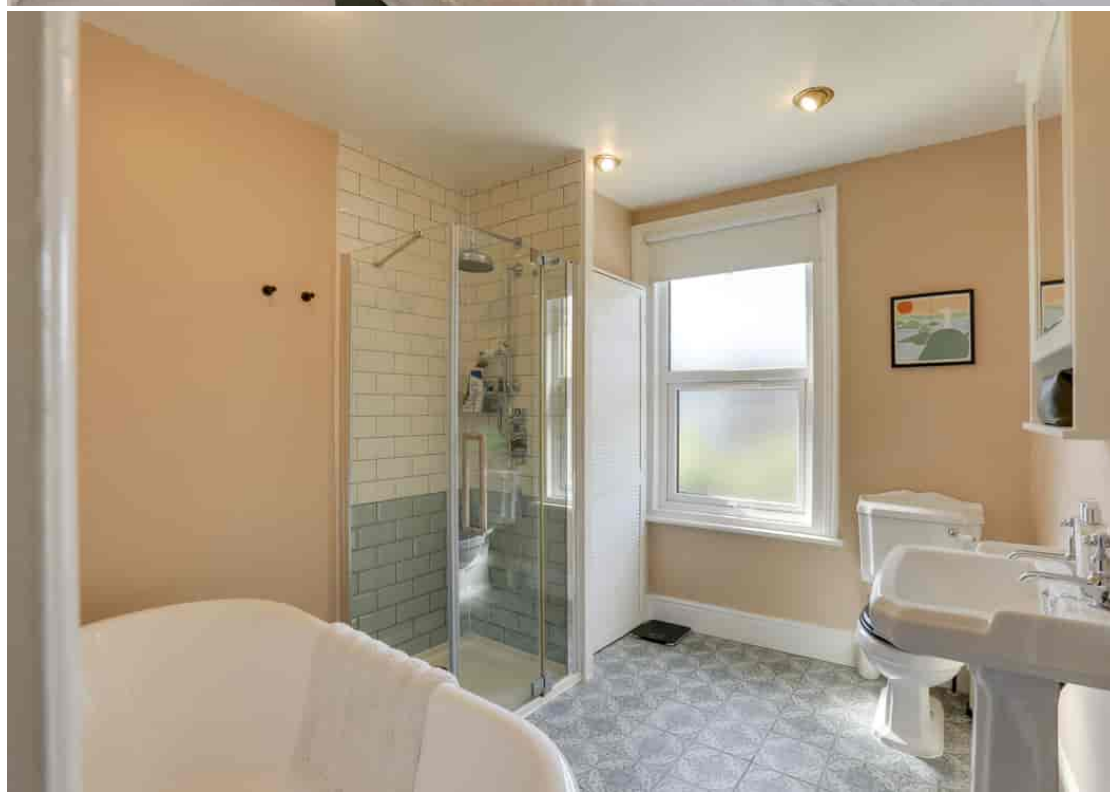
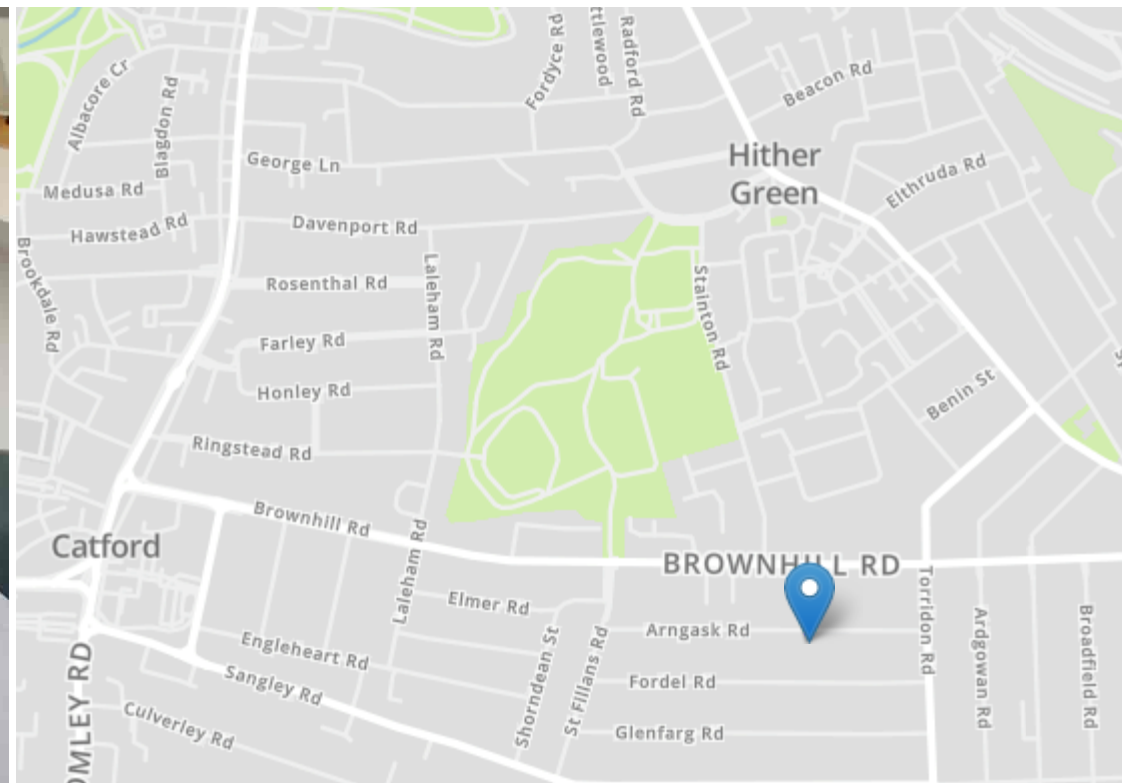
**Second Floor**

Total Area: 140.0 m<sup>2</sup> ... 1506 ft<sup>2</sup> (excluding eaves storage & garden room)

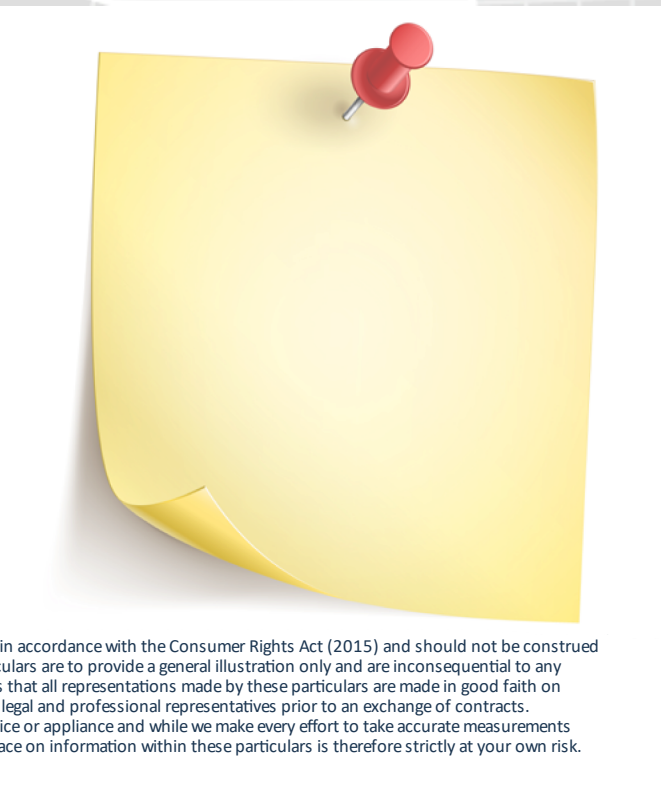
Drawn for Stanfords Sales & Lettings  
This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.







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



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