

Stanfords
— sales & lettings —



Guide Price £575,000 Freehold
3 bedroom end of terrace house

Verdant Lane
Catford

Read all about it...

This three-bedroom family home, offered with no onward chain, is an ideal opportunity for a buyer looking to put their own stamp on their next home!

Inside, the property offers almost 1,400sqft of living space, featuring two generous sized reception rooms to the front of the property and a spacious kitchen/dining room to the rear, with sliding doors out to the substantial, circa 100ft, West-facing garden. Just off the kitchen is a handy utility room and downstairs WC. Upstairs, there are two double bedrooms along with an additional third bedroom, a sizeable family bathroom with double sinks and bidet. The property benefits from being end-of-terrace allowing for side access as well as having plenty of potential to extend at the rear and into the loft, STPP.

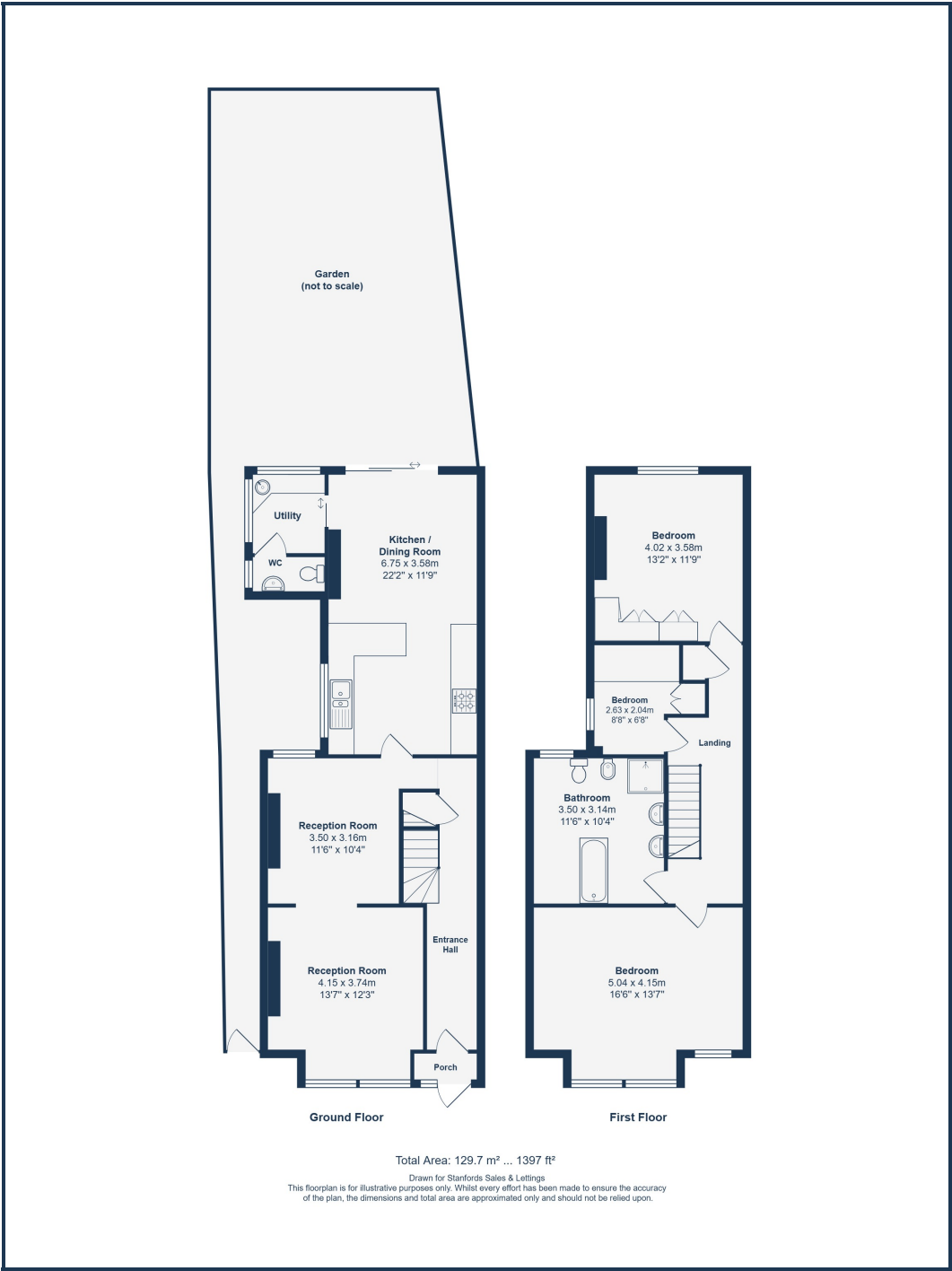
Ideally located for Hither Green Station, the property offers frequent rail and bus connections to Central London and beyond. The local area boasts a vibrant selection of shops, supermarkets, and enticing places to eat and drink, as well as essential amenities such as nearby GP and dental surgeries. Popular with young families, the home is well-served by nurseries and schools, including the nearby Sandhurst Primary School. Outdoor lovers will enjoy the proximity to Mountsfield Park, perfect for leisurely strolls and outdoor activities. This fantastic home offers comfort, convenience, and the potential to grow with your needs—an ideal opportunity not to be missed.

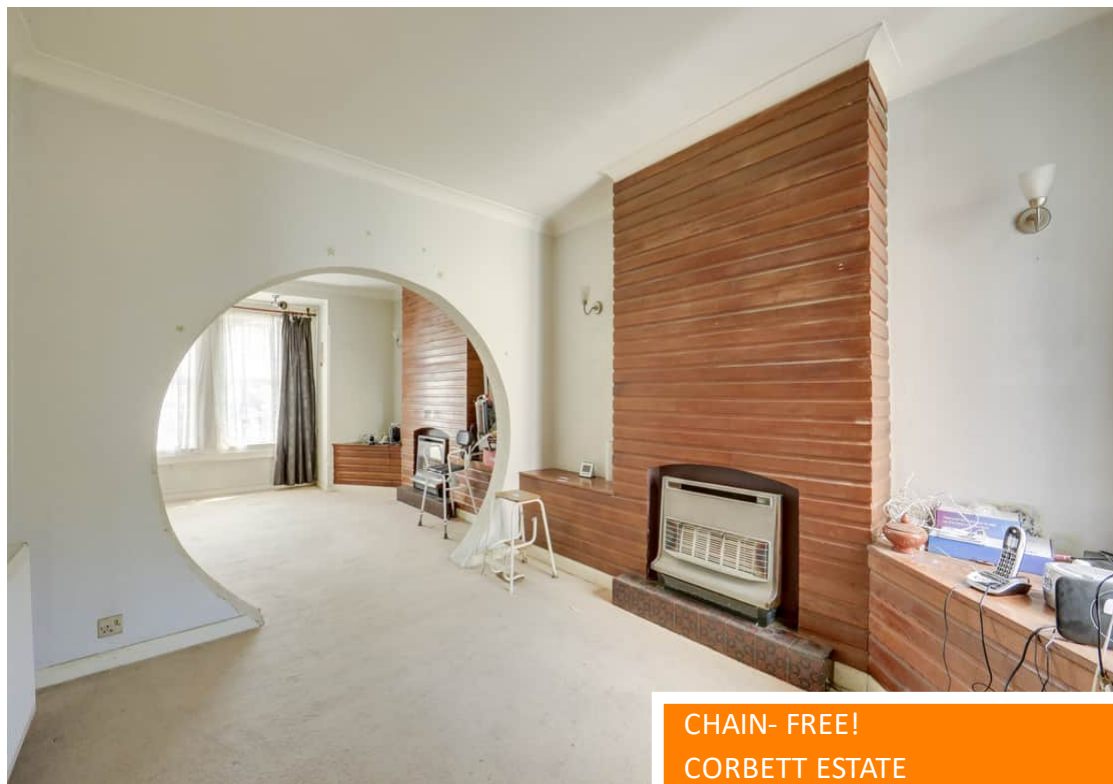
Tenure: Freehold | **Council Tax:** Lewisham band D

GROUND FLOOR	
Porch	
Entrance Hall Pendant light, storage cupboard	
Reception Room 13' 7" x 12' 3" (4.14m x 3.73m) Spotlights, wall lights, front facing double glazed windows, radiator, fitted carpet	Bedroom 13' 2" x 11' 9" (4.01m x 3.58m) Pendant lights, rear facing double glazed windows, radiator, fitted wardrobes, fitted carpet.
Reception Room 11' 6" x 10' 4" (3.51m x 3.15m) Wall lights, rear facing double glazed window, radiator, fitted carpet	Bedroom 8' 8" x 6' 8" (2.64m x 2.03m) Pendant lights, side facing double glazed windows, radiator, storage cupboard, fitted carpet.
Kitchen/Diner 22' 2" x 11' 9" (6.76m x 3.58m) Spotlights, side facing double glazed window, matching wall and base units, stainless steel sink with drainer and single mixer tap, integrated oven, radiator, wooden flooring, door to garden	Bathroom 11' 6" x 10' 4" (3.51m x 3.15m) Spotlights, rear facing double glazed window, radiator, freestanding his & hers wash basins, walk-in shower, panel enclosed bathtub, heated towel rail, W/C, tile flooring
W/C 5' 8" x 2' 8" (1.73m x 0.81m) Celling light, side facing double glazed window, free standing wash basin, radiator, W/C, tile flooring	Bedroom 16' 6" x 13' 7" (5.03m x 4.14m) Pendant lights, front facing double glazed windows, radiator, fitted carpet.
Utility Room 6' 2" x 5' 8" (1.88m x 1.73m) Spotlights, side and rear facing double glazed windows, integrated wash basin, tile flooring	

Like what you see?

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

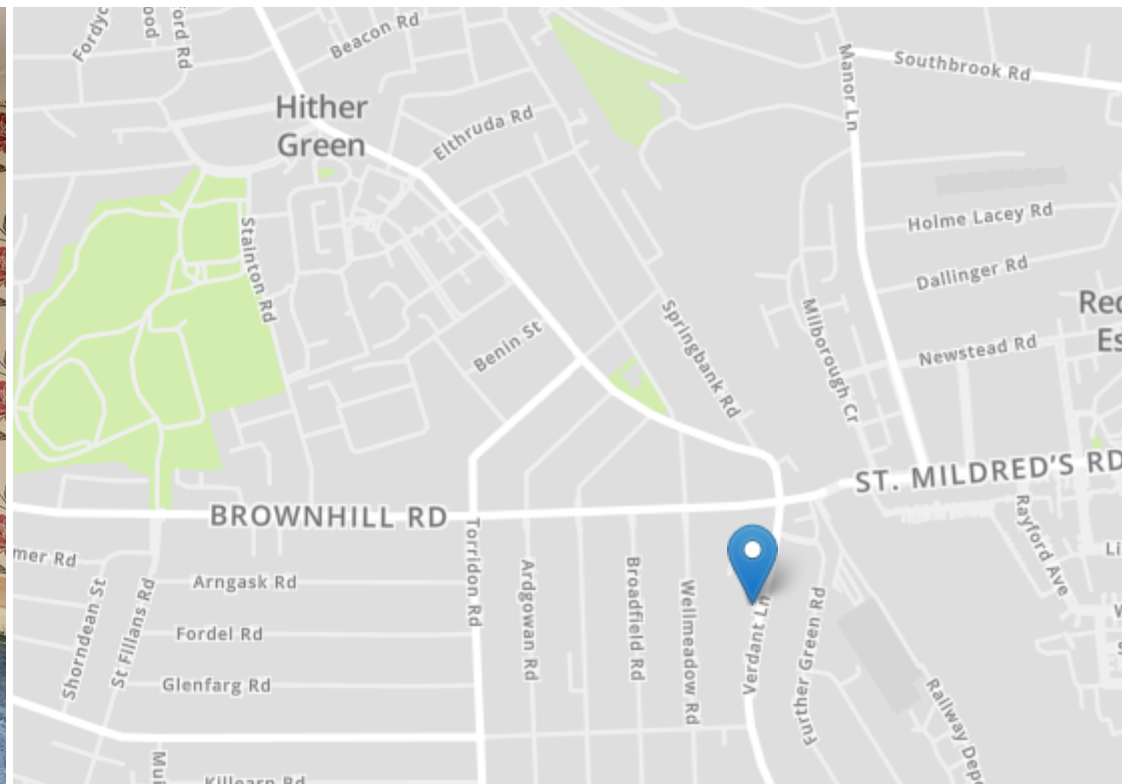




CHAIN- FREE!
CORBETT ESTATE
POTENTIAL TO EXTEND - STPP

IDEAL REFURBISHMENT
PROJECT!
THREE BEDROOMS
LARGE WEST FACING GARDEN





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	58	82
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		



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