

# Stanfords

— sales & lettings —



**£800,000 Freehold**  
4 bedroom terraced house

Fordel Road  
Catford

## Read all about it...

A stunning example of an extended Corbett home that's been immaculately renovated by the current owners. With contemporary additions and yet retaining many period features this truly is a must see.

The exposed red-brick facade and beautiful stained glass front door are particularly inviting. Stepping into the generous hallway with Victorian-style tiled flooring leads you to a cosy front lounge with large bay window. To the rear is an open-plan minimalist kitchen and dining room, off of which is a handy utility and WC. Large bi-fold doors lead out onto the South facing garden with purpose built studio/home office.

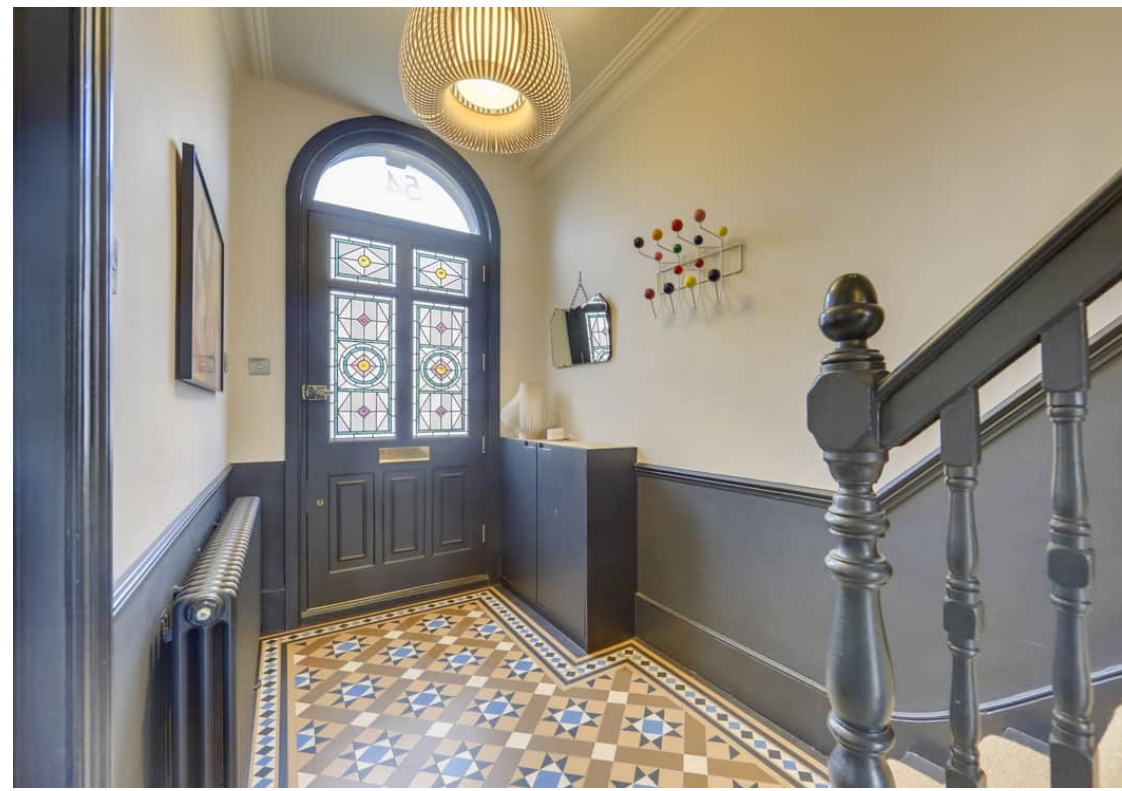
On the first floor are two really good sized double bedrooms plus a further third bedroom, all with original fireplaces, and modern family bathroom. Up to the second floor, in the converted loft, is a substantial 18'9" master bedroom with plenty of integrated storage and a luxurious ensuite shower room.

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 0.8 miles to Hither Green Station and less than a mile to the Twin Catford Stations, providing a range of commuter services into Central London. There are a host of local amenities, including shops, pubs and cafe nearby as well as the ever-popular Mountsfield Park.

Tenure: Freehold

**CORBETT ESTATE  
SOUTH FACING GARDEN  
MOUNTSFIELD PARK NEAR BY**

**4 BED FAMILY HOME  
TOTAL AREA: 1,441SQFT.  
0.8MI TO HITHER GREEN  
STATION**



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## GROUND FLOOR

### Entrance Hall

Pendant ceiling lights, understairs storage, dado rail, radiator, tiled flooring. Doors to:

### Lounge

14' 9" x 14' 0" (4.50m x 4.27m)

Ceiling rose, pendant ceiling light, picture rail, double glazed sash bay windows to front, stove with slate hearth, radiator, Amtico flooring.

### Kitchen/Dining Room

19' 11" x 12' 7" (6.07m x 3.84m)

Inset spotlights, ceiling rose, pendant ceiling lights, radiator, Amtico flooring, tiled hearth. Bi-folding doors to garden.

Kitchen: Matching wall and base units, laminate worktop with tiled splashback, integrated extractor, gas hob, stainless steel sink, electric oven, integrated fridge, freezer and dishwasher.

### Utility

Window to rear, space for washing machine, tiled flooring.

### WC

Window to rear, WC with hidden cistern, basin, heated towel radiator, tiled flooring.

## FIRST FLOOR

### Landing

Pendant ceiling light, fitted carpet. Doors to:

### Bedroom

15' 1" x 11' 7" (4.60m x 3.53m)

Pendant ceiling light, double glazed sash bay window to front, fireplace with tiled hearth, radiator, fitted carpet.

### Bedroom

12' 2" x 11' 7" (3.71m x 3.53m)

Pendant ceiling light, double glazed sash window to rear, fireplace with tiled hearth, radiator, fitted carpet.

### Bathroom

8' 8" x 8' 0" (2.64m x 2.44m)

Inset spotlights, double glazed sash window to rear, bath with over shower and glass screen, wall hung basin with vanity unit, WC with hidden cistern, tiled splashback, heated towel radiator, tiled flooring.

### Bedroom

9' 7" x 8' 0" (2.92m x 2.44m)

Pendant ceiling light, double glazed sash window to front, fireplace with tiled hearth, radiator, fitted carpet.

## SECOND FLOOR

### Bedroom

18' 9" x 14' 1" (5.71m x 4.29m)

Inset spotlights, skylights, double glazed window to rear, fitted wardrobes and storage, vertical radiator, fitted carpet. Access to eaves storage. Door to:

### Ensuite

Inset spotlights, double glazed window to rear, walk-in shower with glass screen, wall hung basin and vanity unit, WC with hidden cistern, tiled splashback, heated towel radiator, tiled flooring.

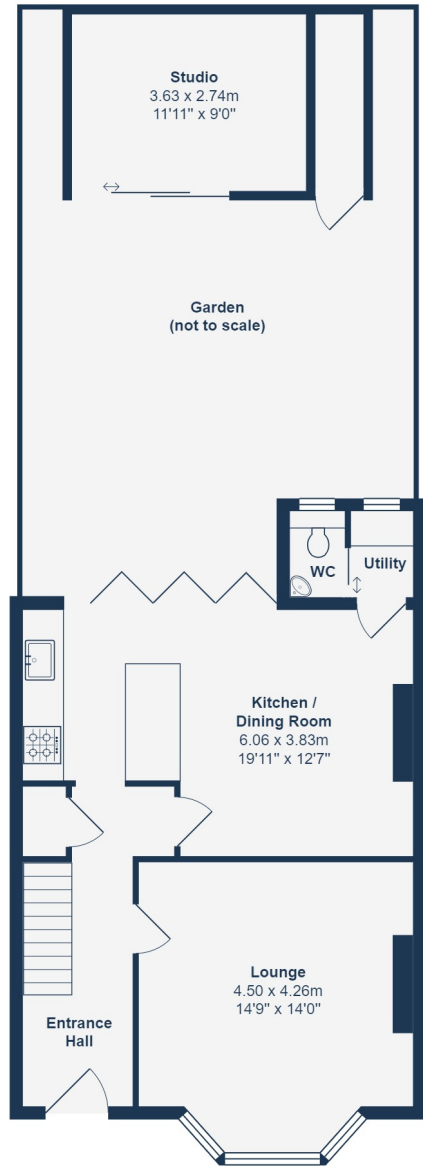
## OUTSIDE

### Garden

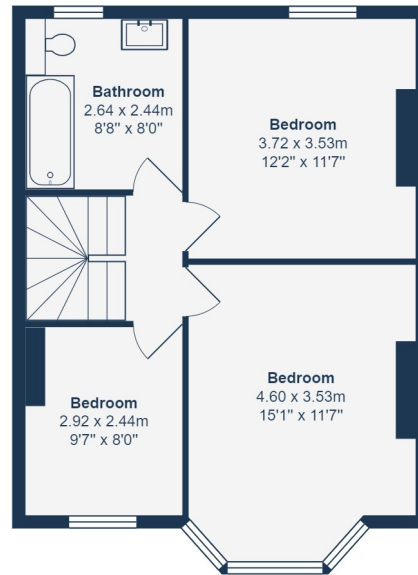
Raised decking and flower beds leading to paved seating area and laid lawn bordered by flower beds with mature trees/shrubs.

### Studio

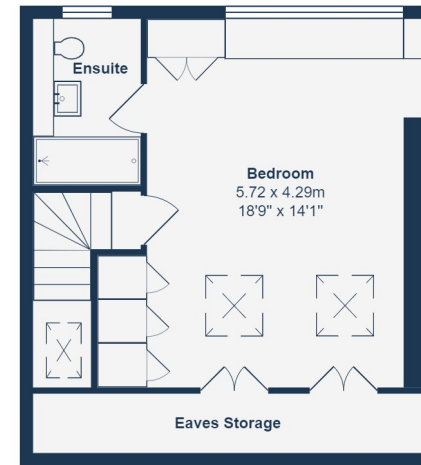
Inset spotlights, electric radiator, wired internet connection, engineered wood flooring.



**Ground Floor**



**First Floor**



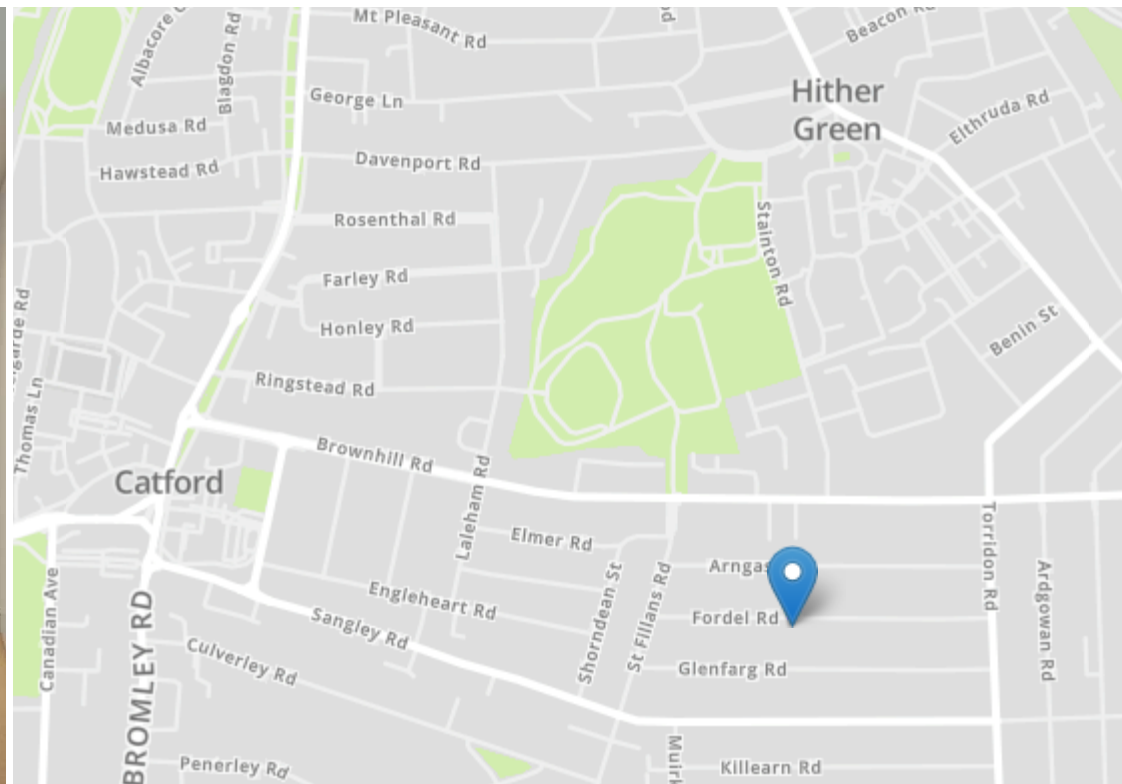
**Second Floor**

Total Area: 135.9 m<sup>2</sup> ... 1463 ft<sup>2</sup> (excluding studio, eaves storage)

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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	81
(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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