

# Stanfords

— sales & lettings —



**£675,000 Freehold**  
4 bedroom end of terrace house

Hafton Road  
Catford

## Read all about it...

This charming, brick-fronted, four-bedroom end-of-terrace house, offered to the market with no onward chain, is ideally located on Hafton Road—a quiet residential street within the sought-after Corbett Estate. It presents an excellent opportunity for buyers seeking a spacious period home within a vibrant community.

Stepping inside, the ground floor features two generous reception rooms: a front living room complete with bay windows and a delightful feature fireplace, and a second reception room with French doors opening to the rear garden. The adjoining dining room and kitchen provide a charming rustic feel, creating a bright, open space ideal for family meals and entertaining. The ground floor also includes a convenient downstairs WC.

Upstairs, the landing, filled with natural light from a well-positioned skylight, leads to a family bathroom and four well-proportioned bedrooms, with the rear rooms enjoying views across the neighbouring Hazelbank Road Allotments. The loft provides ample storage and the potential for future expansion, as seen in many neighbouring properties. The property's living room, bedroom, and bathroom windows were upgraded to double-glazed sash windows in December 2021, enhancing energy efficiency and comfort while retaining the home's period charm.

The expansive, west-facing garden offers an ideal setting for gardening enthusiasts, alfresco dining, or relaxation, with plenty of room for children and pets to explore. The garden also benefits from side access and a powered shed at the rear, perfect for use as a home office or workshop.

Renowned for its characterful architecture, the Corbett Estate is also celebrated for its strong sense of community and family-friendly atmosphere. Well-served by popular nurseries and schools, green spaces like nearby Forster Memorial Park and Beckenham Place Park, and the Corbett Community Hub, which offers activities for all ages, the area also includes a range of local amenities, shops, supermarkets, and exciting places to eat and drink within easy reach.

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

**CHAIN FREE**  
**FOUR BED FAMILY HOME**  
**0.7MI TO FORSTER MEMORIAL**  
**PARK**

**CORBETT ESTATE**  
**APPROX 1,263SQFT**  
**1MI TO HITHER GREEN STATION**



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## GROUND FLOOR

### Entrance Hall

Pendant ceiling light, understairs cupboard, radiator, wood flooring.

### Reception Room

16' 11" x 10' 11" (5.16m x 3.33m)

Double-glazed sash bay windows, pendant ceiling light, built-in shelving units, fireplace with woodburning stove, radiator, wood flooring.

### Reception Room

14' 1" x 11' 1" (4.29m x 3.38m)

Double-glazed French doors to garden, pendant ceiling light, alcove shelving unit, radiator, wood flooring.

### Dining Room

11' 9" x 10' 6" (3.58m x 3.20m)

Double-glazed window, pendant ceiling light, fitted kitchen dresser, plumbing for washing machine, combi boiler, radiator, vinyl flooring.

### Kitchen

9' 7" x 6' 10" (2.92m x 2.08m)

Double-glazed windows and door to garden, ceiling light, fitted kitchen units, sink with mixer tap and drainer, plumbing for dishwasher, integrated oven, gas hob and extractor hood, tile flooring.

### WC

4' 2" x 2' 7" (1.27m x 0.79m)

Ceiling light, wall-mounted sink, WC, vinyl flooring.

## FIRST FLOOR

### Landing

Skylight, pendant ceiling light, fitted carpet.

### Bedroom

13' 3" x 11' 0" (4.04m x 3.35m)

Double-glazed sash bay windows, pendant ceiling light, fitted wardrobes, radiator, wood flooring.

### Bedroom

14' 0" x 10' 0" (4.27m x 3.05m)

Double-glazed sash window, pendant ceiling light, radiator, wood flooring.

### Bedroom

9' 8" x 8' 10" (2.95m x 2.69m)

Double-glazed sash window, pendant ceiling light, radiator, wood flooring.

### Bedroom

10' 3" x 8' 0" (3.12m x 2.44m)

Double-glazed sash window, pendant ceiling light, radiator, wood flooring.

### Bathroom

7' 10" x 4' 8" (2.39m x 1.42m)

Double-glazed sash window, inset ceiling spotlights, bathtub with shower and screen, pedestal washbasin, WC, radiator, vinyl flooring.

## OUTSIDE

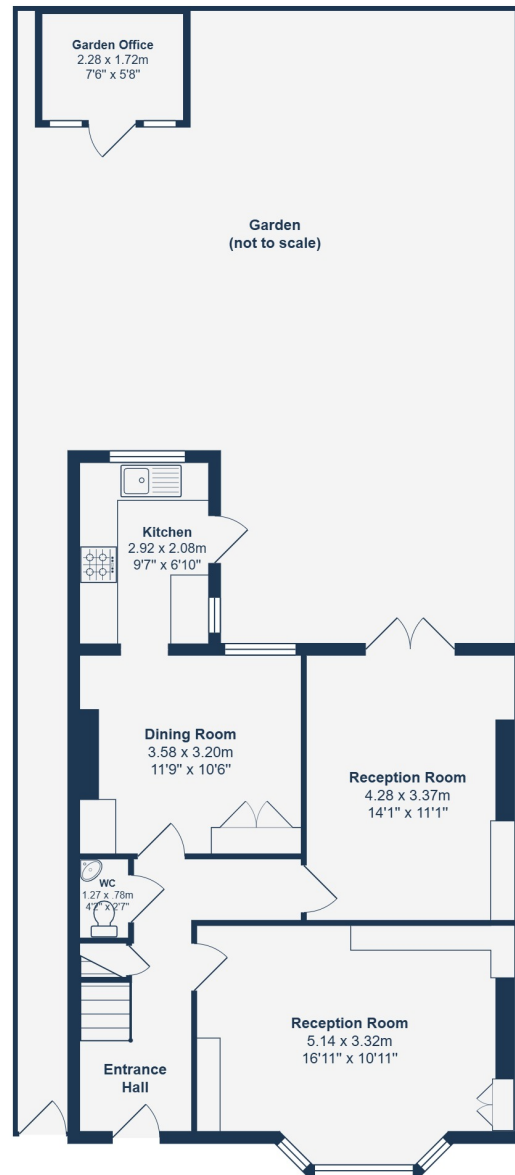
### Garden Office

7' 6" x 5' 8" (2.29m x 1.73m)

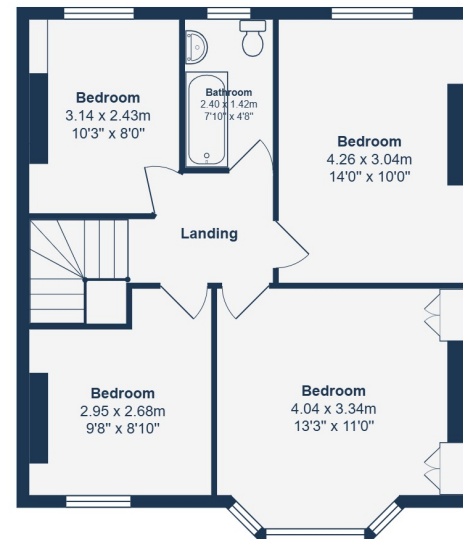
Garden shed with power supply.

### Garden

Paved patio leading to large lawn with mature plant borders, children's play house and play set, side access.



**Ground Floor**  
Area: 61.9 m<sup>2</sup> ... 666 ft<sup>2</sup>



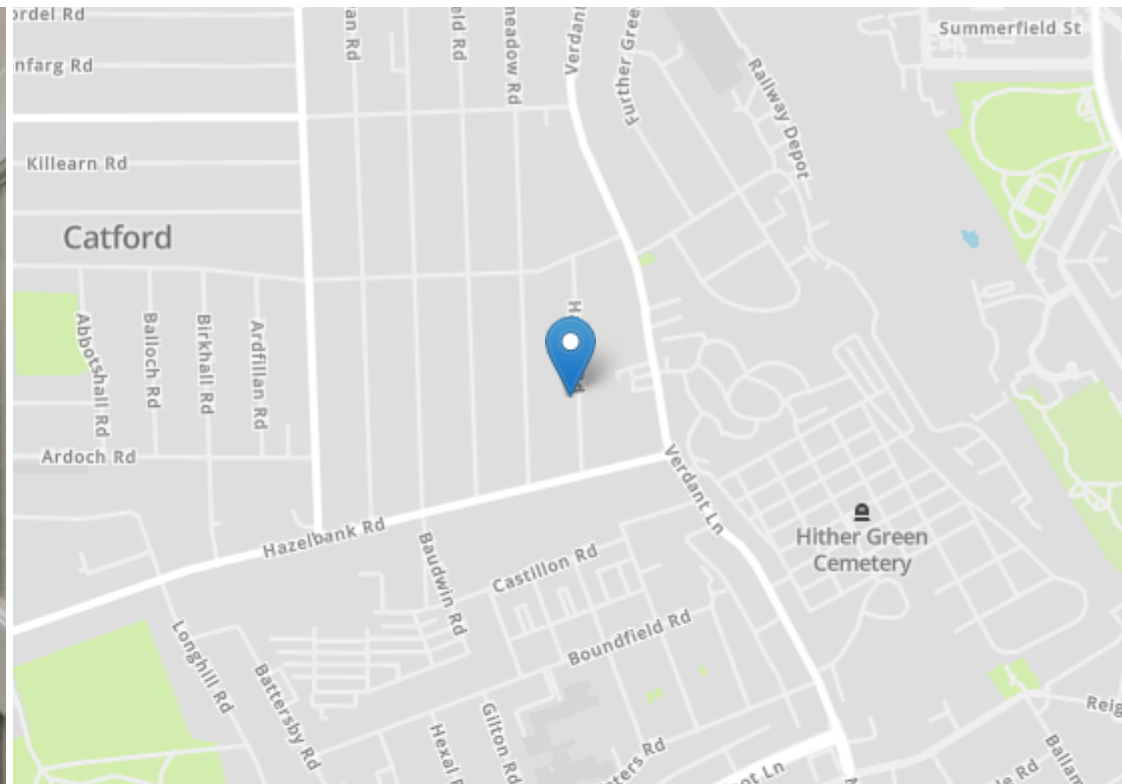
**First Floor**  
Area: 55.7 m<sup>2</sup> ... 600 ft<sup>2</sup>

Total Area: 117.6 m<sup>2</sup> ... 1266 ft<sup>2</sup> (excluding garden office)

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>		71
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	51	
(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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