



Stanfords

— sales & lettings —

**Guide Price £675,000 Freehold**  
4 bedroom terraced house

Ardgowan Road  
Catford



# Read all about it...

Set on Ardgowan Road in the sought-after Corbett Estate, this four-bedroom terraced home offers generous living space in a location celebrated for its characterful architecture and welcoming community feel.

At the front of the house, a bright and airy reception room features a bay window and a cosy fireplace, creating a warm, inviting atmosphere. To the rear, the spacious kitchen diner forms the heart of the home — a versatile space for cooking, family meals, and entertaining — with direct access to a lovingly maintained garden, perfect for summer barbecues, children’s play, and those with green fingers. There is also the added convenience of a utility room and ground-floor WC. Upstairs, the first floor hosts three bedrooms, including two generous doubles, along with the family bathroom, plus the fourth bedroom in the loft.

The Corbett Estate is a favourite with families thanks to its strong sense of community, highly regarded local schools such as Torridon Primary, and excellent transport links. Forster Memorial Park and Mountsfield Park are both close by, providing ample green space, while local shops, cafés, and amenities are just a short stroll away. Bellingham, Hither Green, and Catford stations all offer quick, reliable connections into Central London and beyond.

## GROUND FLOOR

**Entrance Hall**  
Pendant ceiling light, understairs storage cupboard, fitted carpet.

**Reception Room**  
4.76m x 4.25m (15' 7" x 13' 11")  
Double-glazed bay windows, chandelier ceiling light, fireplace, radiator, wood flooring.

**Dining Room**  
6.30m x 3.62m (20' 8" x 11' 11")  
Double-glazed sliding doors to garden, inset ceiling spotlights, storage cupboard, radiator, wood flooring.

**Kitchen**  
2.77m x 2.55m (9' 1" x 8' 4")  
Double-glazed window, track ceiling light, fitted kitchen units, sink with mixer tap and drainer, integrated dishwasher, oven with gas hob, extractor hood, wood flooring.

**WC & Utility Room**  
2.63m x 2.39m (8' 8" x 7' 10")  
Pendant ceiling light, washbasin, WC, plumbing for washing machine, vinyl flooring.

## FIRST FLOOR

**Bedroom**  
4.76m x 3.40m (15' 7" x 11' 2")  
Double-glazed bay windows, pendant ceiling light, fitted wardrobes, radiator, fitted carpet.

**Bedroom**  
3.66m x 3.40m (12' 0" x 11' 2")  
Double-glazed window, pendant ceiling light, fireplace, radiator, fitted carpet.

**Bedroom**  
2.85m x 2.61m (9' 4" x 8' 7")  
Double-glazed window, pendant ceiling light, radiator, fitted carpet.

**Bathroom**  
2.61m x 2.57m (8' 7" x 8' 5")  
Double-glazed window, inset ceiling spotlights, bathtub with shower and screen, washbasin, WC, radiator, cupboard housing boiler, tile flooring.

## SECOND FLOOR

**Bedroom**  
3.99m x 3.88m (13' 1" x 12' 9")  
Double-glazed roof window, pendant ceiling lights, radiator, eaves storage, fitted carpet.

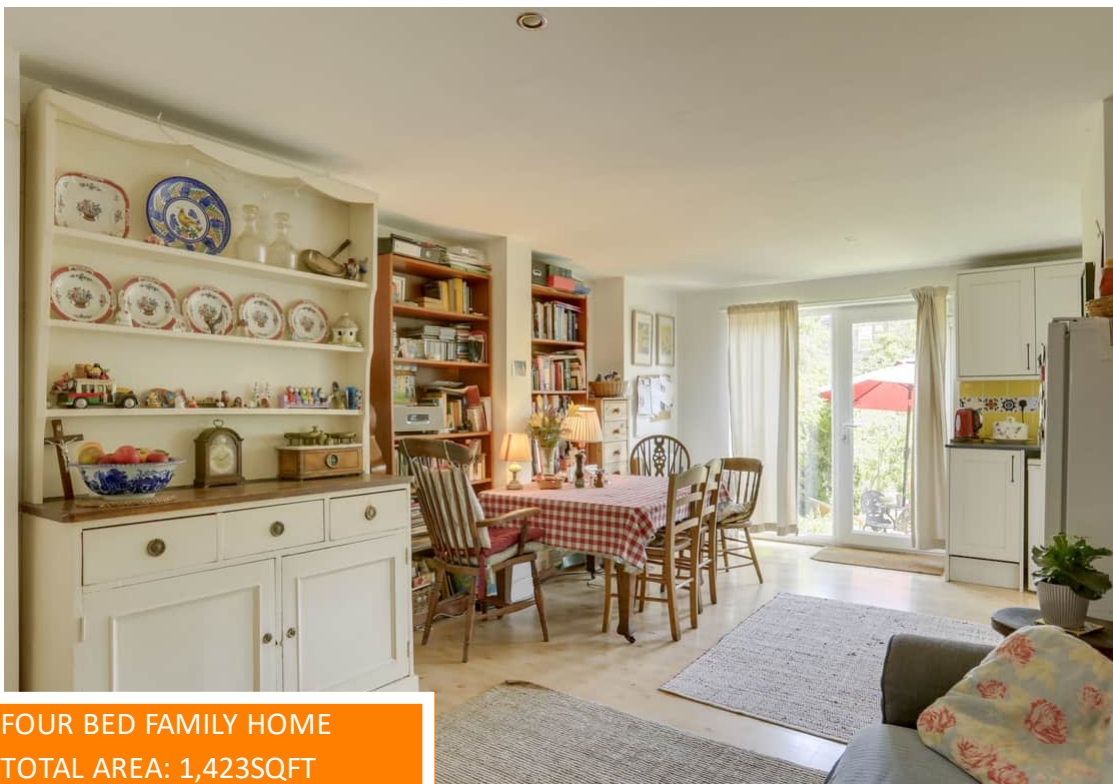
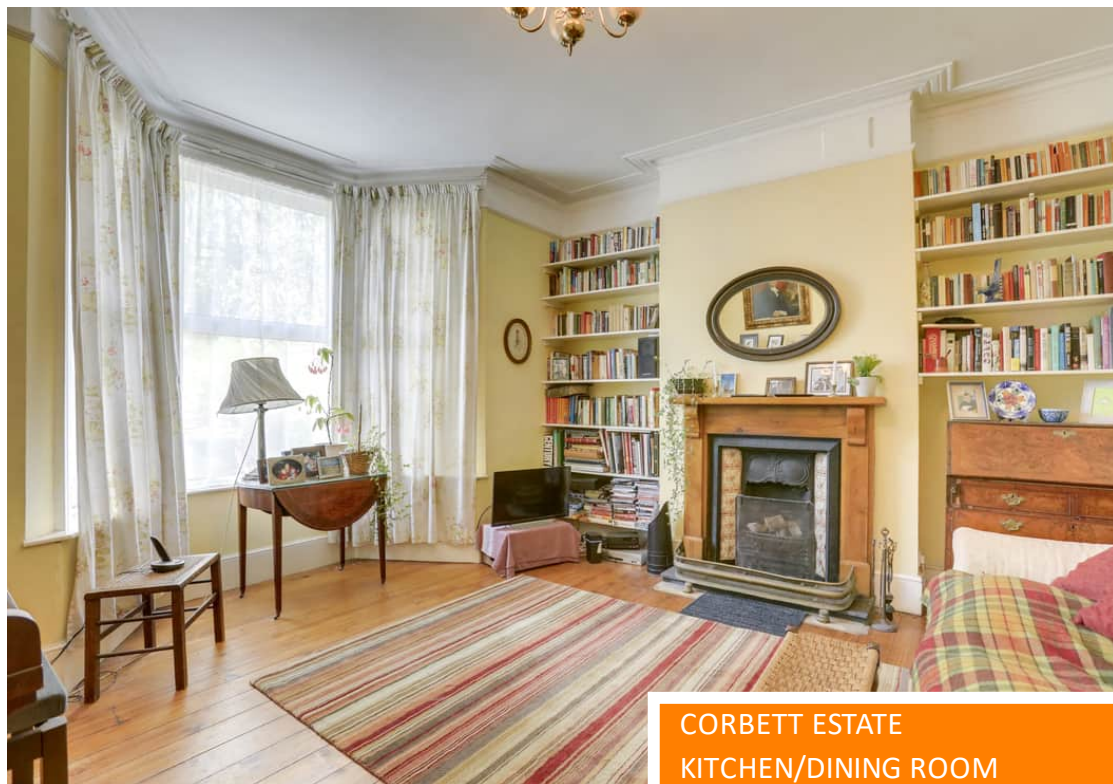
## OUTSIDE

**Garden**  
Paved patio leading to lawn and storage shed to rear.



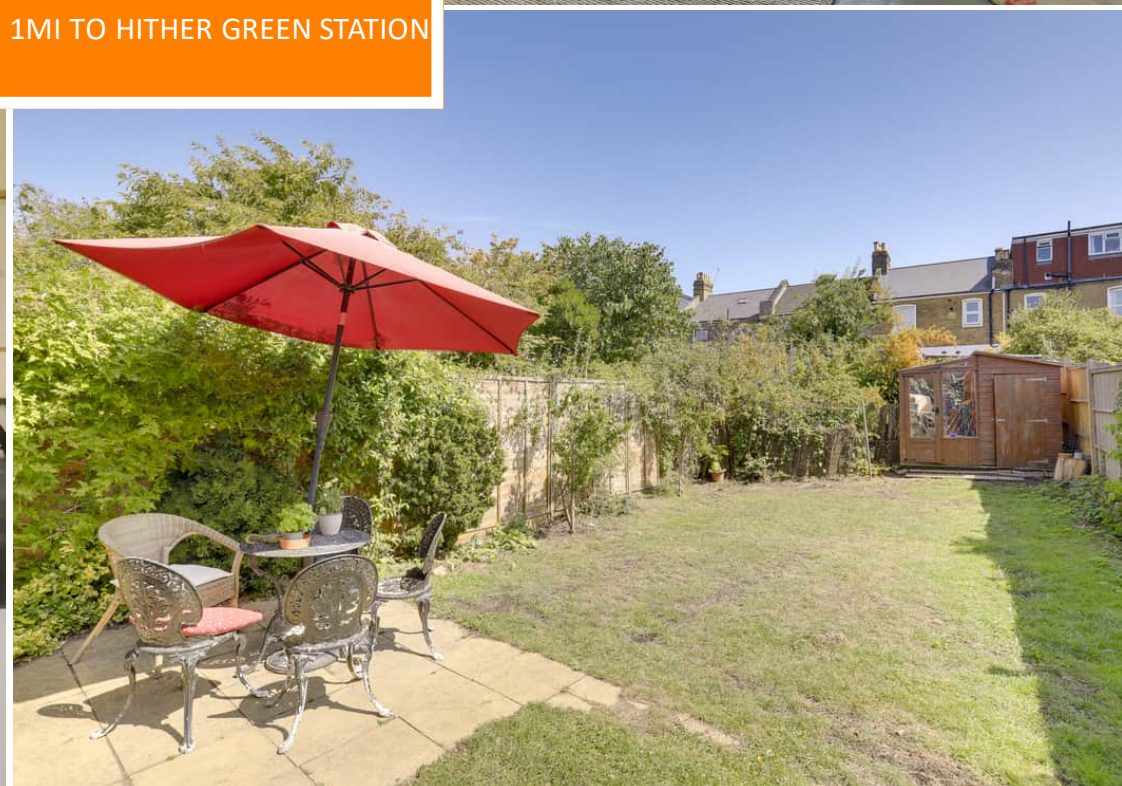
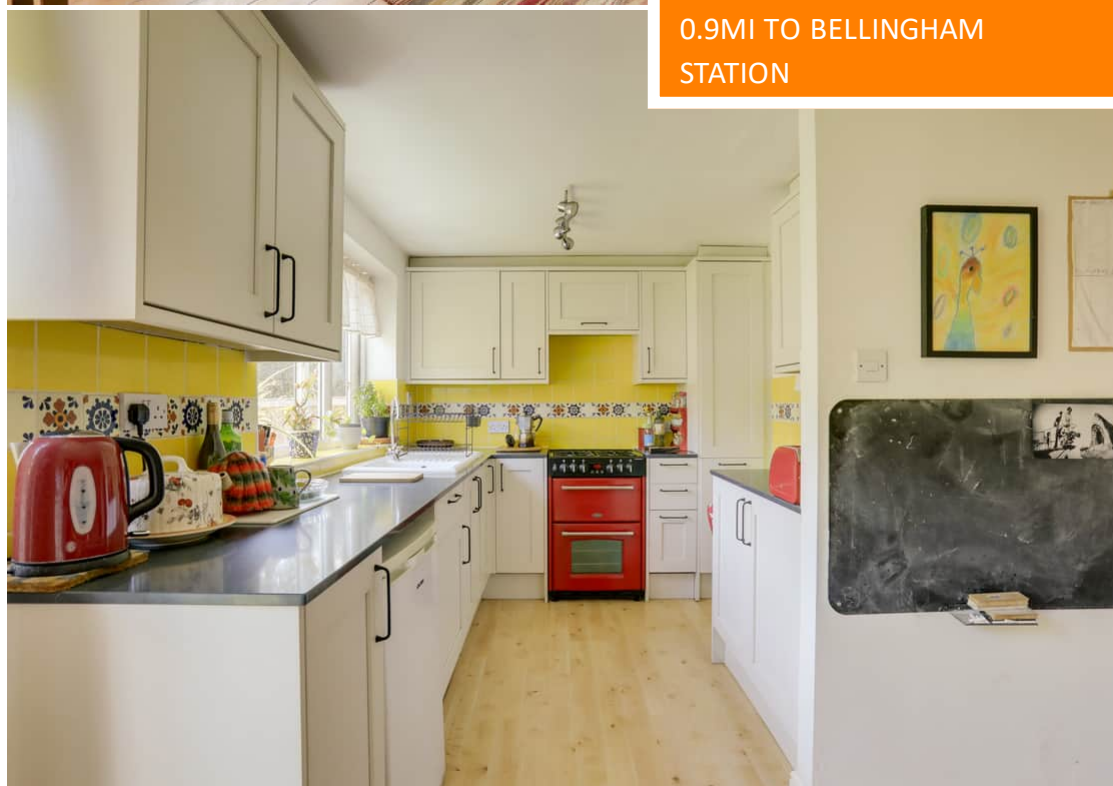
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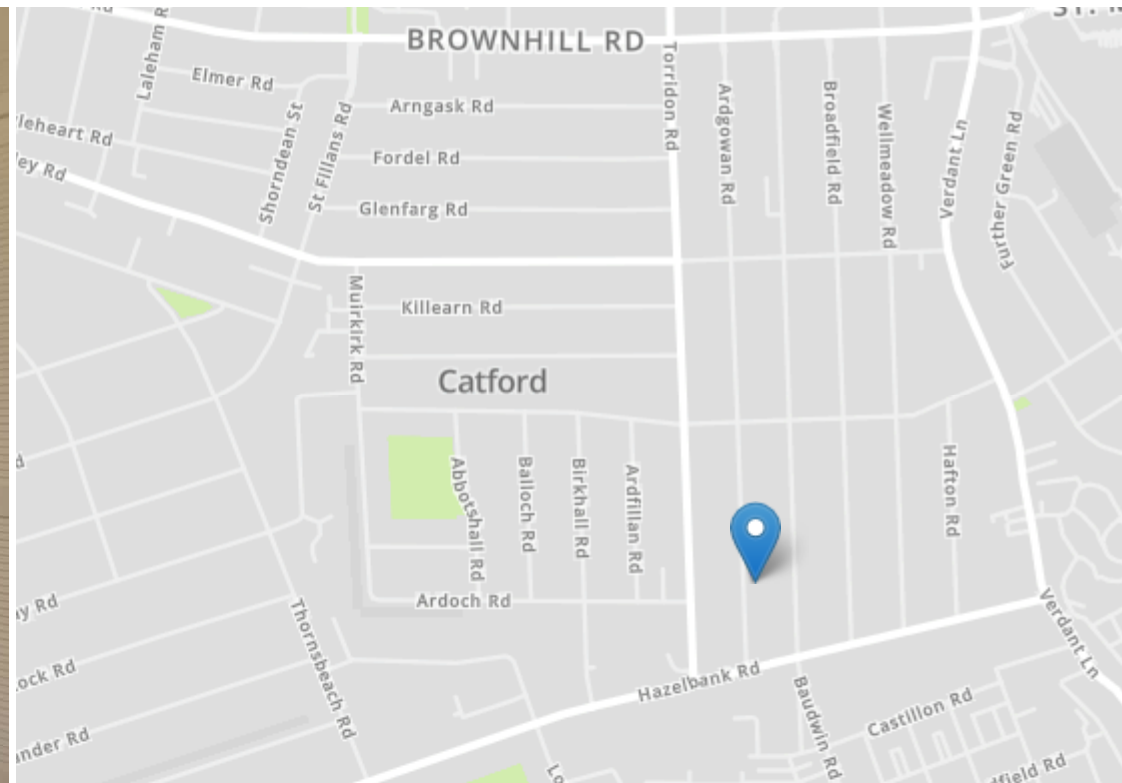


CORBETT ESTATE  
KITCHEN/DINING ROOM  
0.9MI TO BELLINGHAM  
STATION

FOUR BED FAMILY HOME  
TOTAL AREA: 1,423SQFT  
1MI 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>		
(55-68) <b>D</b>	70	77
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		



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