

Stanfords

— sales & lettings —



Guide Price £675,000

3 bedroom end of terrace house

Ardfillan Road
Catford

Read all about it...

Located on a quiet road in the popular Corbett Estate is this three-bedroom end of terrace period property with extension to the rear. The Corbett Estate is a family-dominated area with a strong community feel to it and is conveniently positioned for several local primary schools, some with outstanding Ofsted ratings. Ardfillan Road is situated away from the hustle and bustle of Catford Town Centre and Hither Green, but close enough to a choice of London Stations in order to get you in the City in less than 30 minutes.

Internally, this two stories property spans over 1,200 square feet and comprises; on the ground floor, a welcoming entrance hall with understairs storage cupboards, two cosy living rooms and a dining area with a patio door leading to the garden, a beautifully maintained and modern kitchen, and a wetroom. Upstairs, there are 2 double bedrooms and a single ideal for a study or a nursery, as well as a three-piece white suite bathroom.

Outside, the property benefits from a beautiful west-facing garden with a well-maintained lawn and flowerbeds, a garden shed, and a studio room.

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

GROUND FLOOR

Entrance Hall
Pendant light, understairs storage cupboard, covered radiator, tiled flooring.

Lounge
14' 6" x 11' 5" (4.42m x 3.48m)
Pendant light, wall-to-ceiling cornice, picture rail, double-glazed windows, fireplace, radiator, fitted carpet.

Reception Room
14' 4" x 11' 5" (4.37m x 3.48m)
Pendant lights, fireplace, radiator, wood effect flooring.

Dining Room
13' 2" x 9' 6" (4.01m x 2.90m)
Pendant light, access to storage cupboard above wet room, radiator, wood effect flooring. Patio door to the garden.

Kitchen/Utility
17' 0" x 7' 6" (5.18m x 2.29m)
Pendant lights, double-glazed window, matching base units, tiled splashback, laminate top surfaces, electric oven, gas hob with overhead fan extractor, wash basin, stainless steel sink with drainer, integrated dishwasher, space for washing machine and tumble dryer, tiled flooring.

Wetroom
6' 8" x 5' 9" (2.03m x 1.75m)
Pendant light, frosted window, sink, WC, extractor fan, heated towel rail, shaver socket, tiled walls and flooring.

FIRST FLOOR

Landing
Pendant light, fitted carpet.

Bedroom
14' 6" x 11' 5" (4.42m x 3.48m)
Pendant light, double-glazed window, fireplace, radiator, fitted carpet.

Bedroom
14' 2" x 11' 5" (4.32m x 3.48m)
Pendant light, double-glazed window, fireplace, radiator, fitted carpet. Loft access.

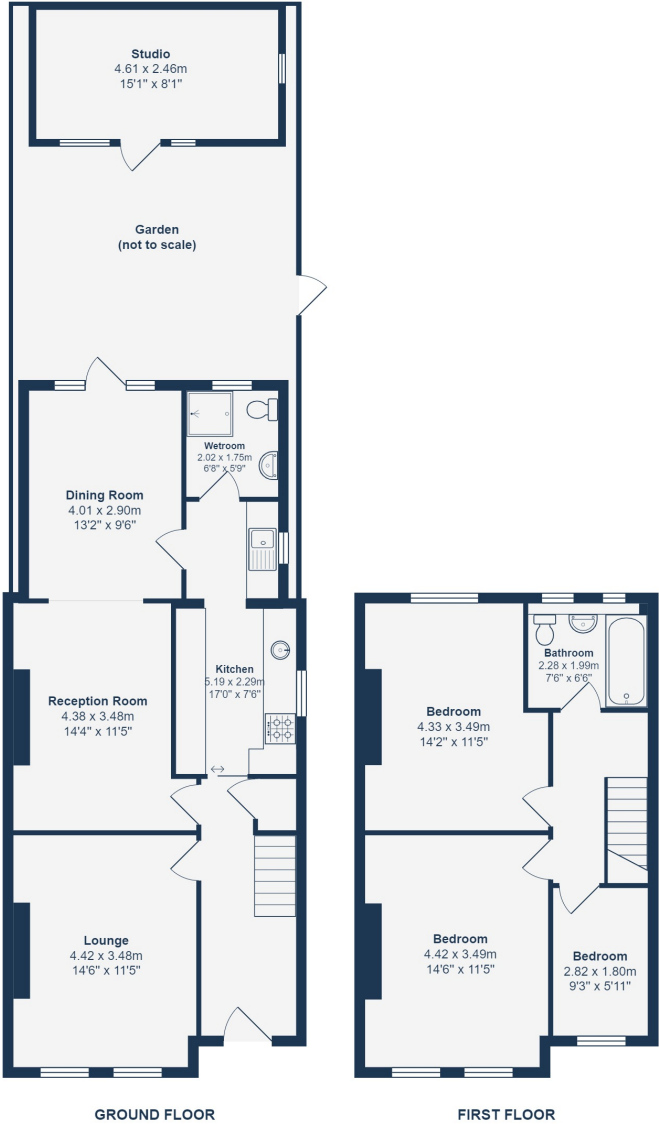
Bathroom
7' 6" x 6' 6" (2.29m x 1.98m)
Spotlights, frosted windows, fitted cupboard, bathtub with glass divider, sink, WC, heated towel rail, shaver socket, tiled walls and flooring.

Bedroom
9' 3" x 5' 11" (2.82m x 1.80m)
Pendant light, double-glazed window, radiator, fitted carpet.

OUTSIDE

Garden
33' 3" x 19' 0" (10.13m x 5.79m)
Garden surrounded by wooden fence, well-maintained lawn, flower beds, garden shed.

Studio
15' 1" x 8' 1" (4.60m x 2.46m)
Pendant light, double-glazed windows, radiator, tiled flooring.



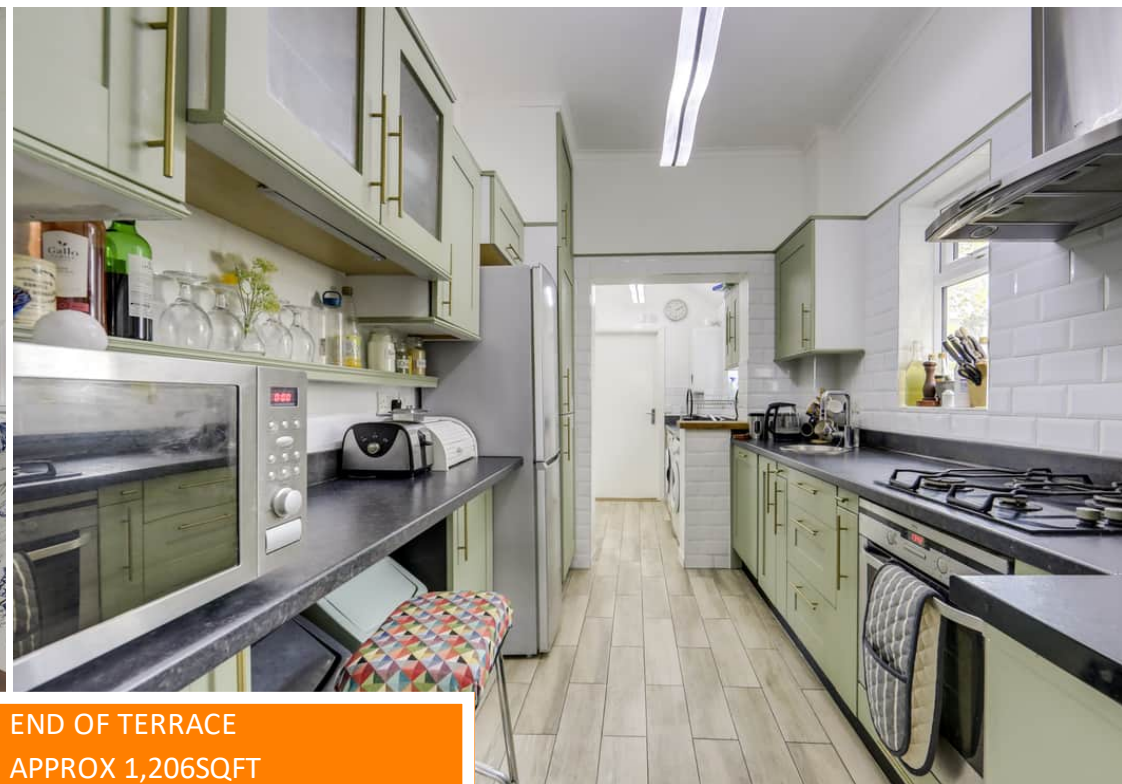
Total Area: 112.1 m² ... 1206 ft² (excluding garden, studio)

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.

Like what you see?

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to arrange a viewing or request further information

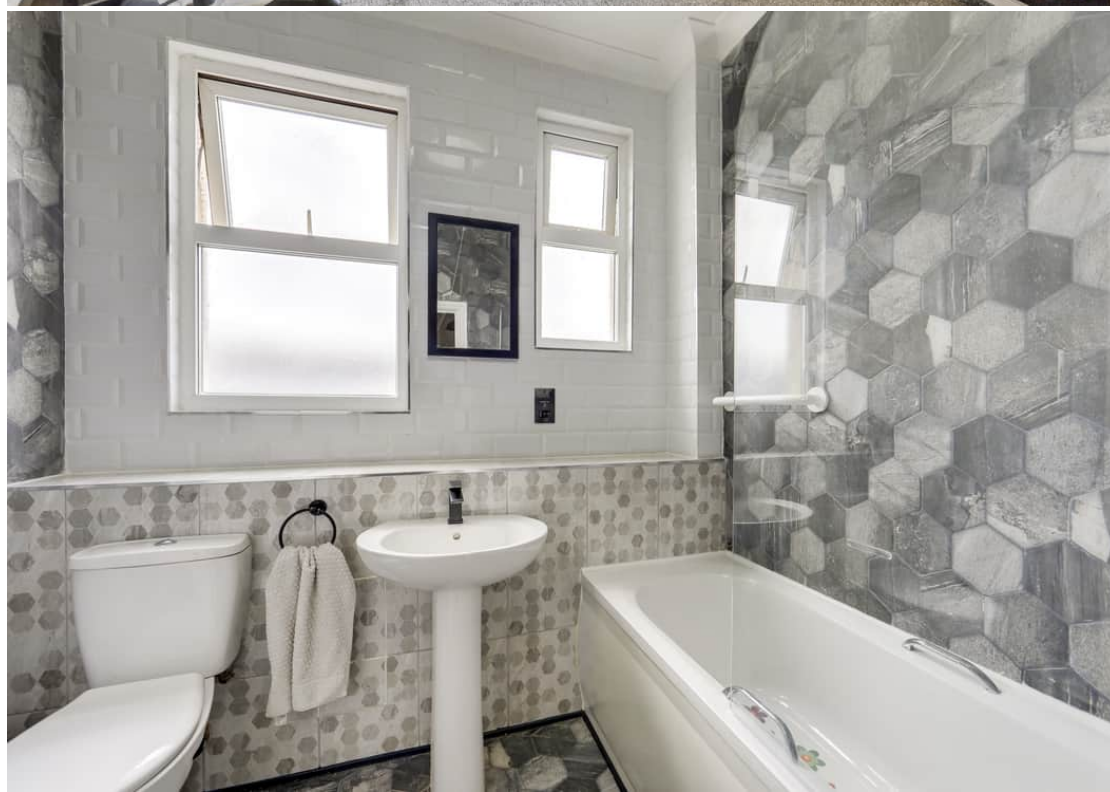
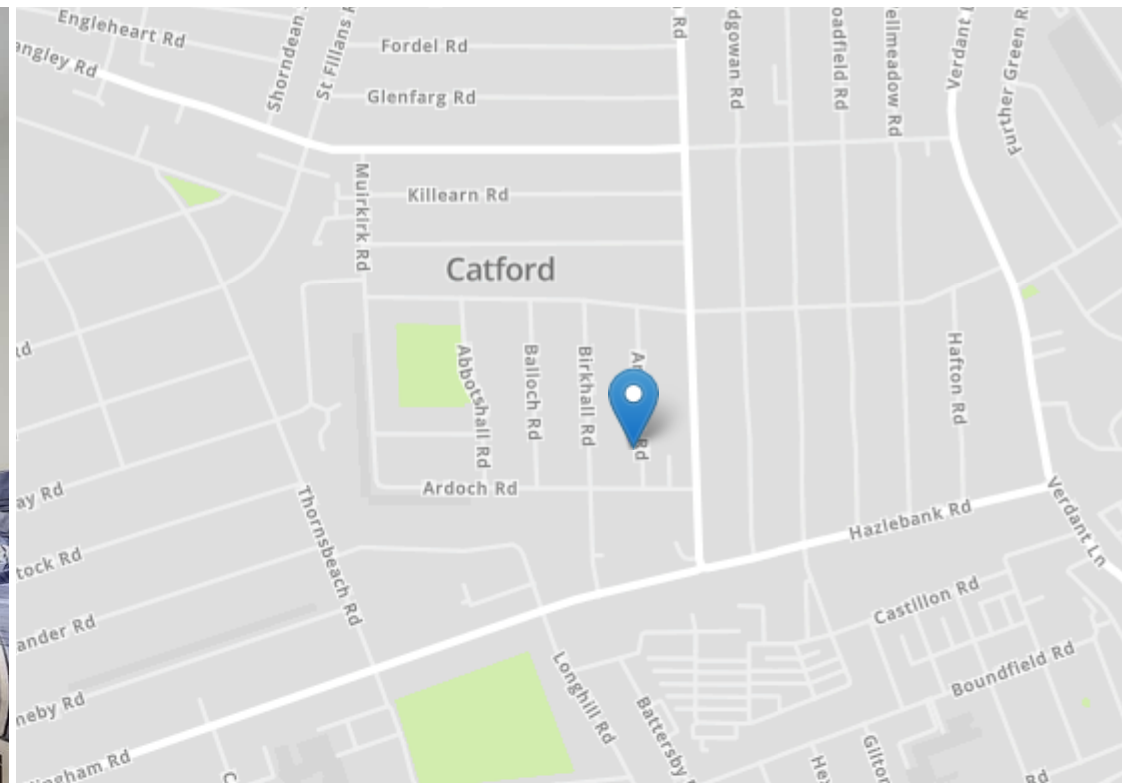
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		87
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

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