

# Stanfords

— sales & lettings —



**Guide Price £825,000**

4 bedroom terraced house

Dowanhill Road  
Catford

## Read all about it...

A simply stunning example of an extended Corbett family home, combining modern living with period charm, this house is ideal for a growing family and has undergone extensive renovation by the current owners.

Boasting over 1,600sqft of internal space, this beautiful brick-fronted, four-bedroom home comprises of a spacious lounge with a re-instated fireplace and large sash windows allowing for lots of natural light, a bright and airy open plan modern kitchen and dining room with underfloor heating and Bi-fold doors leading to a well-maintained, South facing garden with paved seating area- perfect for entertaining or enjoying the sun. There is also a large cellar accessed via a hinged gas-strut opening door and a separate W/C under the stairs.

Upstairs, on the first floor, are two generous double bedrooms along with a four-piece family bathroom and a third single room. The second floor comprises a large master bedroom with skylights offering views towards the city, a Juliet balcony and an ensuite shower room. There is also access to eaves storage as well as a playful nook, which makes for a great space for kids or a private reading hideaway.

The Corbett Estate is a family-dominated area with a strong community feel to it, with Downhill falling within the catchment of sought-after primary schools as well as being just around the corner from the Abbotshall Healthy Lifestyle Centre. Commuter links are also available at a choice of London Stations, whether you need access to the City with trains to London Bridge, Blackfriars, and Cannon Street from Hither Green, Bellingham or the twin Catford Stations.

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

**EXTENDED CORBETT HOME  
OPEN PLAN KITCHEN/DINING  
ROOM  
TOTAL AREA - 1,644SQFT.  
EPC- C RATING**

**FOUR BEDROOMS  
SOUTH FACING GARDEN  
1 MILE TO HITHER  
GREEN/CATFORD STATIONS**



**Like what you see?**

Call 020 8690 3656 or email us at [catford@stanfordstates.london](mailto:catford@stanfordstates.london) to arrange a viewing or request further information



## GROUND FLOOR

### Entrance Hall

Pendant ceiling light, picture rail, dado rail, radiator, engineered wood flooring. Doors to:

### Lounge

14' 6" x 12' 8" (4.42m x 3.86m)

Ceiling rose, cornicing, pendant ceiling light, double-glazed sash windows to front, shutters, alcove shelving, fireplace, radiator, engineered wood flooring.

### W/C

Ceiling light, corner wash basin, W/C, tile flooring.

### Kitchen/ Dining Room

23' 09" x 18' 10" (7.24m x 5.74m)

Skylights, spotlights, strip lighting, pendant ceiling light, matching wall and base units, solid wood worktop with tiled splashback, sink with drainer and single mixer tap, extractor hood, copper splashback for cooker, space for range cooker and fridge/freezer, integrated dishwasher and washing machine, tiled flooring, underfloor heating. Bi-fold doors to garden.

## FIRST FLOOR

### Landing

Pendant light, strip lighting, fitted carpet. Doors to:

### Bedroom

14' 6" x 11' 5" (4.42m x 3.48m)

Pendant ceiling light, double-glazed sash windows to front, shutters, radiator, engineered wood flooring.

### Bedroom

13' 10" x 12' 10" (4.22m x 3.91m)

Pendant ceiling light, double-glazed window to rear, vertical radiator, engineered wood flooring.

### Bathroom

Spotlights, double-glazed window to rear, 4-piece bathroom suite with walk-in shower, bath, wall-hung basin, WC, tiled splashback, heated towel radiator, tiled flooring.

### Bedroom

9' 6" x 7' 0" (2.90m x 2.13m)

Pendant ceiling light, double-glazed sash window to front, shutters, radiator, engineered wood flooring.

## SECOND FLOOR

### Landing

Skylight, pendant ceiling light, fitted carpet.

### Bedroom

20' 8" x 18' 8" (6.30m x 5.69m)

Skylights, spotlights, Juliet balcony with french doors and windows to rear, vertical radiators, engineered wood flooring. Access to eaves storage. Door to:

### Ensuite

Spotlights, double-glazed window to rear, walk-in shower, wall hung washbasin with vanity unit, W/C, tiled flooring, heated towel radiator.

## OUTSIDE

### Garden

Paved seating area leading to laid lawn and mature trees.

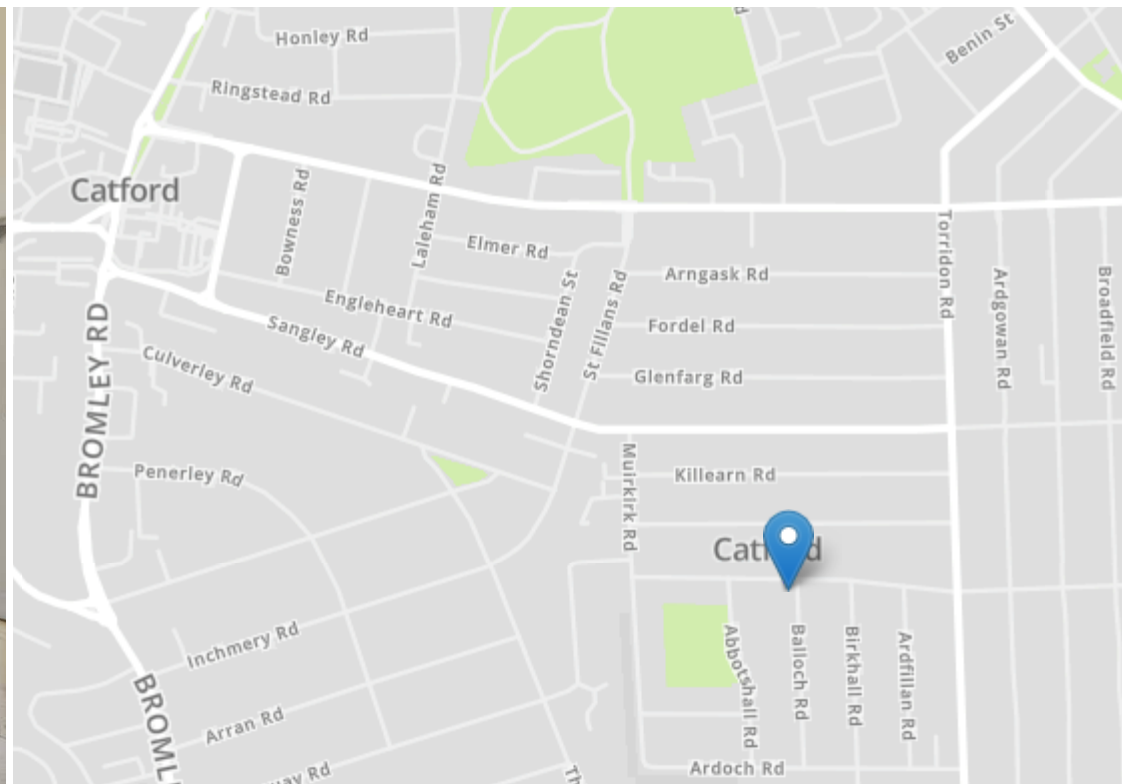


Total Area: 152.8 m<sup>2</sup> ... 1644 ft<sup>2</sup> (excluding cellar, garden, eaves)

All measurements are approximate and for display purposes only







### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



Robert Stanford Estates property particulars are produced in accordance with the Consumer Rights Act (2015) and should not be construed as a contract or offer. The contents of these property particulars are to provide a general illustration only and are inconsequential to any decisions to purchase a property. A potential buyer accepts that all representations made by these particulars are made in good faith on behalf of the seller and require verification by a buyers' legal and professional representatives prior to an exchange of contracts. We offer no guarantees for any structural component, service or appliance and while we make every effort to take accurate measurements and distances, they are illustrative only. Any reliance you place on information within these particulars is therefore strictly at your own risk.