



**Guide Price £600,000 Freehold**  
3 bedroom terraced house

Ardoch Road  
Catford

# Read all about it...

Located on a quiet road in the popular Corbett Estate is this three-bedroom, mid-terrace period property with the potential to extend (STP). The house comprises a large 15'4" x 12'2" lounge to the front of the property and a separate dining room to the rear, providing ample ground floor space for entertaining, and large French doors leading onto a well-kept garden with paved seating area. The contemporary kitchen features solid oak worktops and original floorboards run throughout the ground floor. Upstairs are two generous double bedrooms along with an additional third bedroom and a three-piece family bathroom. The property also benefits from off-street parking.

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. Ardoch Road is situated away from the hustle and bustle of Catford Town Centre and Hither Green, but close enough to access their abundance of amenities and transport. Commuter links are available to a choice of London Stations, whether you need access to the City with trains to London Bridge, Blackfriars and Canon Street taking around 20 minutes. Within walking distance is the Abbotshall Healthy Lifestyle Centre, a neighbourhood hub promoting healthy living within the local community.

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

## GROUND FLOOR

### Entrance Hall

Track lighting, radiator, fitted carpet

### Lounge

15' 4" x 12' 2" (4.67m x 3.71m)

Pendant light, ceiling rose, coving, front facing double glazed sash windows, radiators, fireplace, wood floorboards

### Dining Room

13' 0" x 12' 2" (3.96m x 3.71m)

Pendant lights, radiator, wood floorboards, french doors to garden

### Kitchen

9' 7" x 7' 4" (2.92m x 2.24m)

Track lighting, matching wall and base units, stainless steel sink with drainer and single mixer tap, tile splashback, wood flooring, door to garden

## FIRST FLOOR

### Landing

Pendant light, fitted carpet

### Bathroom

7' 5" x 7' 11" (2.26m x 2.41m)

Ceiling light, rear facing windows, free standing wash basin, panel enclosed bath/shower, W/C, tile flooring

### Bedroom

13' 1" x 11' 10" (3.99m x 3.61m)

Pendant light, rear facing double glazed sash window, radiator, fitted wardrobe, laminate flooring

### Bedroom

15' 3" x 11' 4" (4.65m x 3.45m)

Pendant light, front facing double glazed sash windows, radiator, wood floorboards

### Bedroom

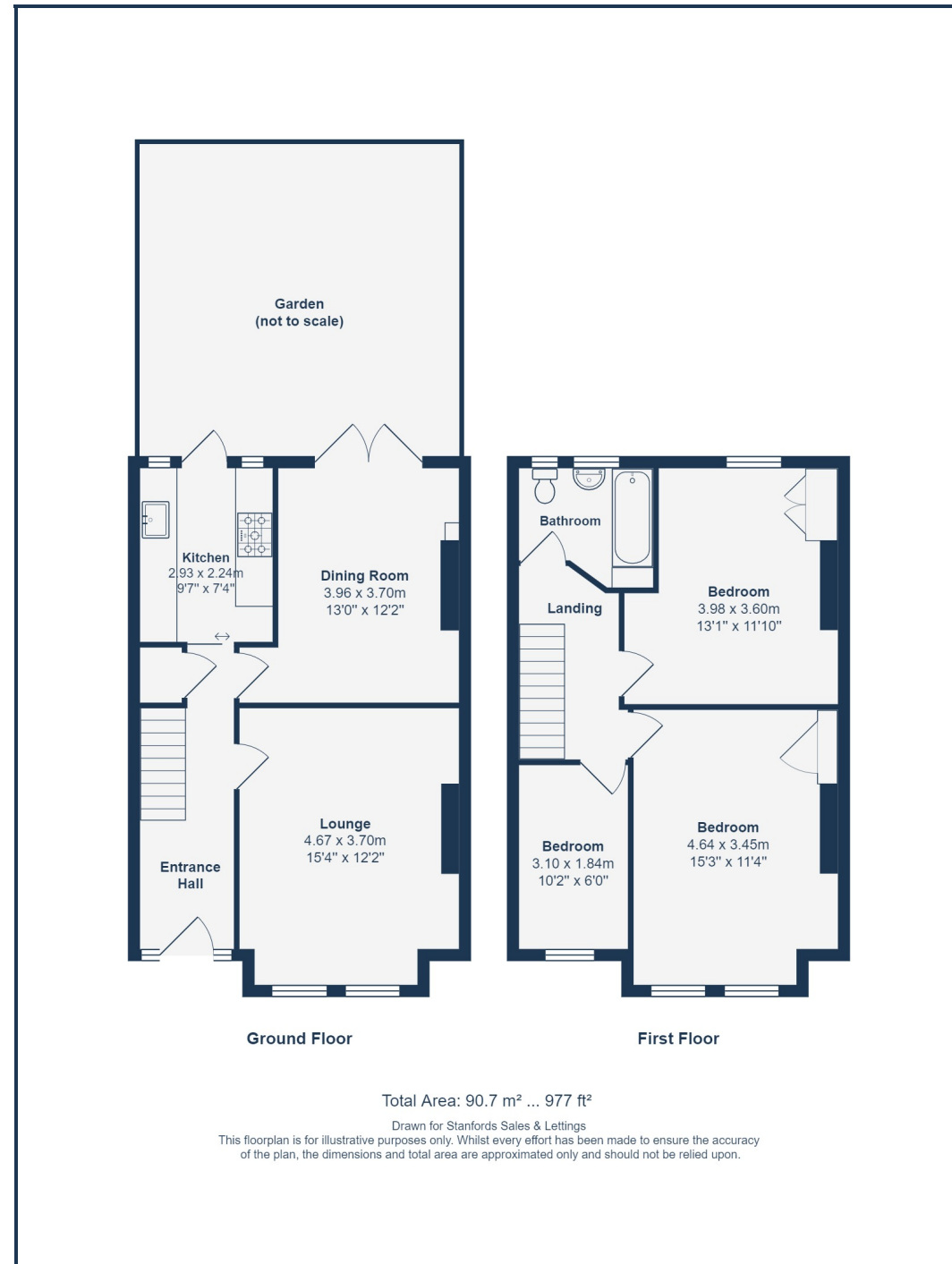
10' 2" x 6' 0" (3.10m x 1.83m)

Pendant light, front facing double glazed sash window, radiator, wood floorboards

## OUTSIDE

### Garden

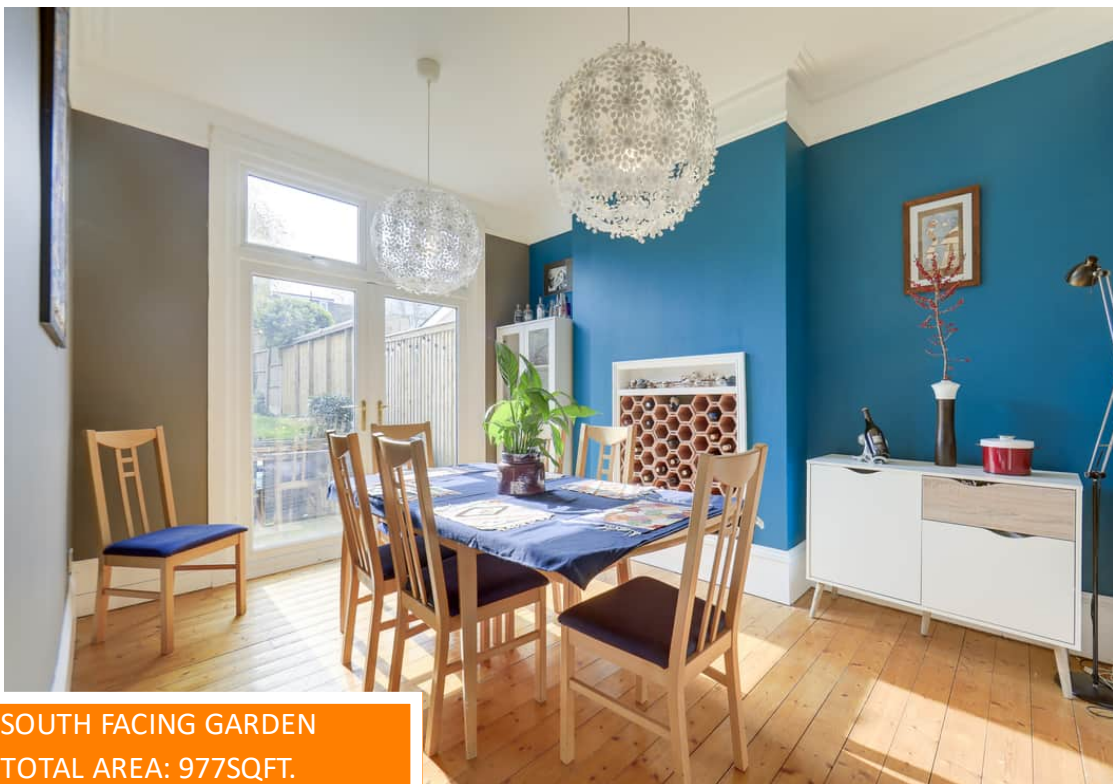
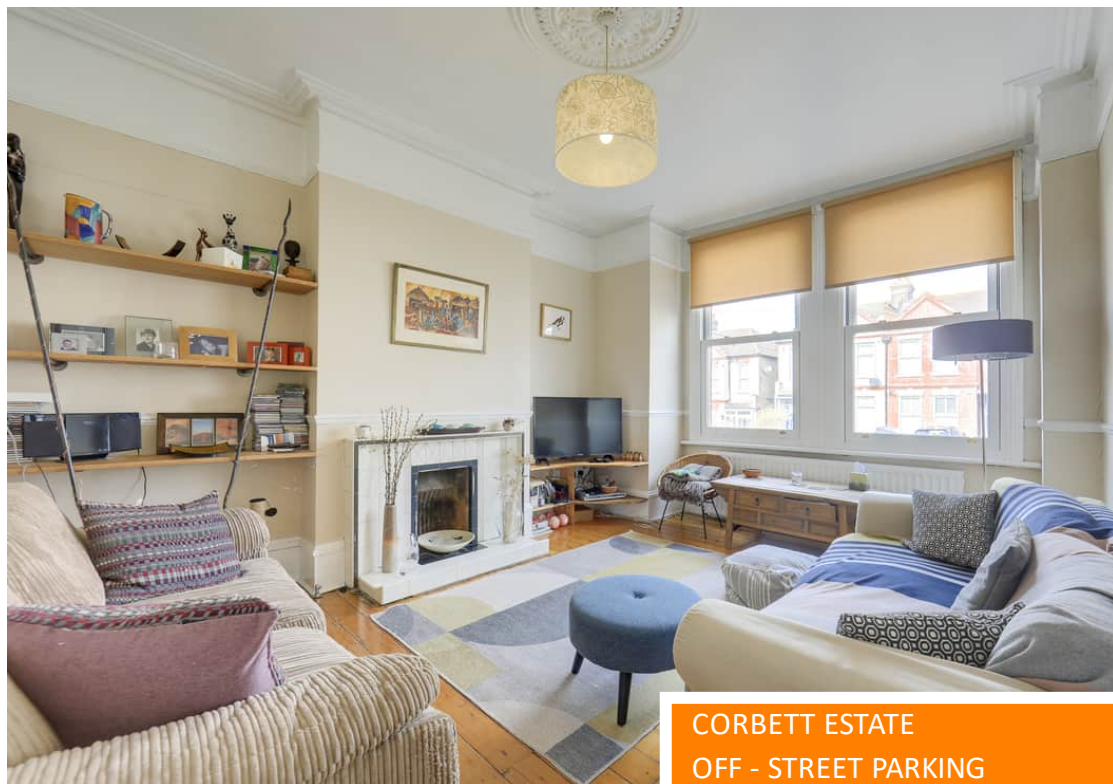
Paved seating area, laid lawn, mature trees and shrubbery, raised flowerbeds, shed



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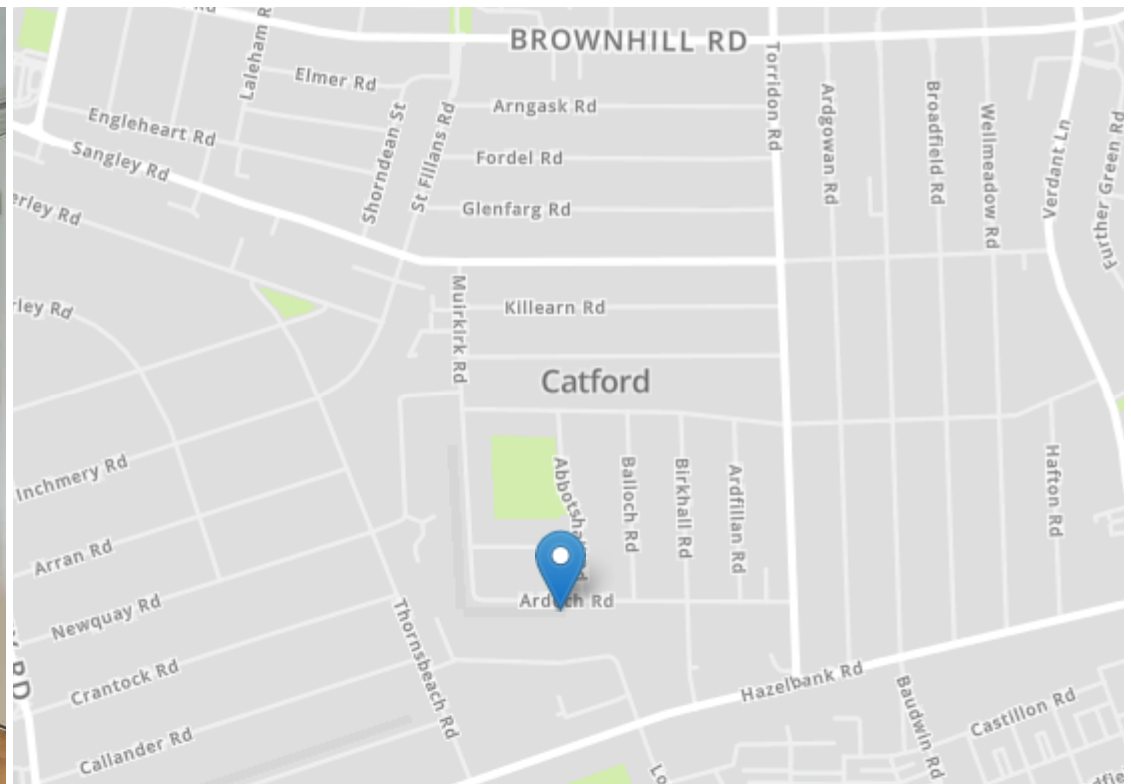
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CORBETT ESTATE  
OFF - STREET PARKING  
0.7MI TO MOUNTSFIELD PARK

SOUTH FACING GARDEN  
TOTAL AREA: 977SQFT.  
0.9MI TO BELLINGHAM STATION





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC



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