

# Stanfords

— sales & lettings —



**Guide Price £675,000 Freehold**

3 bedroom terraced house

Killearn Road

Catford

## Read all about it...

Lovingly extended and renovated by the current owners, this stunning three-bedroom family home on Killlearn Road, in the sought-after Corbett Estate, offers a delightful combination of modern design and period charm.

Arranged over three floors, the property opens into a welcoming entrance hall that leads into an impressive open-plan living space. The cosy lounge, complete with a charming fireplace and bay windows, flows effortlessly into a spacious kitchen-diner. This bright and airy space benefits from a large electric skylight and a window that overlooks the garden, filling the room with natural light. Thoughtfully designed with sleek fitted units, ample built-in storage, and plenty of space for a large dining table, it's perfect for family living and entertaining. Practical features like a downstairs WC and an understairs utility closet add further convenience.

The rear garden is an inviting outdoor retreat, ideal for enjoying warm days. It also features a garden office/studio with acoustic glazing and plasterboard, making it perfect for remote working or as a creative space.

The first floor comprises two generously sized bedrooms and a family bathroom. A bright and spacious master bedroom awaits in the loft conversion, complete with built-in storage and abundant natural light.

Ideally located within a mile of both Hither Green and Catford stations, the property offers excellent commuter links into Central London. The area boasts a range of amenities, including a GP practice and the Corbett Community Library, along with a diverse selection of shops, supermarkets, and places to eat and drink. Killlearn Road is well known for its family-friendly atmosphere, with highly regarded nurseries, schools, and nearby green spaces, including Mountsfield and Forster Memorial Parks. This is an exceptional home, offering space, style, and community living.

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

**CORBETT ESTATE  
MODERN KITCHEN &  
BATHROOM  
GARDEN STUDIO/HOME OFFICE  
0.9MI TO HITHER GREEN  
STATION**

**THREE DOUBLE BEDROOMS  
LOFT EXTENDED  
APPROX 1,129SQFT.  
0.9MI TO TWIN CATFORD  
STATIONS**



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## GROUND FLOOR

### Entrance Hall

15' 7" x 5' 1" (4.75m x 1.55m)

Pendant ceiling light, understairs utility closet with plumbing for washing machine, column radiator, wood flooring.

### Lounge

11' 5" x 11' 1" (3.48m x 3.38m)

Double-glazed sash windows, plantation shutters, pendant ceiling light, fireplace, wall radiator, wood flooring.

### Kitchen/Diner

18' 1" x 12' 5" (5.51m x 3.78m)

Double-glazed window and door to garden, Velux electric skylight, ceiling spotlights, pendant ceiling lights, bespoke fitted units and Alrock countertop, undermount sink with mixer tap, integrated dishwasher, range cook, extractor hood, wall radiator, wood flooring.

### W/C

6' 2" x 3' 7" (1.88m x 1.09m)

Double-glazed window, flush ceiling light, washbasin, Alrock splashback, WC, radiator, vinyl flooring.

## FIRST FLOOR

### Bedroom

17' 1" x 9' 6" (5.21m x 2.90m)

Double-glazed windows, pendant ceiling light, built-in wardrobes, column radiator, wood flooring.

### Bedroom

12' 3" x 8' 3" (3.73m x 2.51m)

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

### Bathroom

8' 6" x 6' 2" (2.59m x 1.88m)

Double-glazed window, flush ceiling light, bathtub with rainfall and handheld showers, washbasin on vanity unit, WC, heated towel rail, tile flooring.

## SECOND FLOOR

### Bedroom

16' 9" x 11' 8" (5.11m x 3.56m)

Double-glazed windows, Velux roof windows, inset ceiling spotlights, storage cupboard, eaves storage, column radiator, fitted carpet.

## OUTSIDE

### Garden Studio/Office

12' 4" x 9' 8" (3.76m x 2.95m)

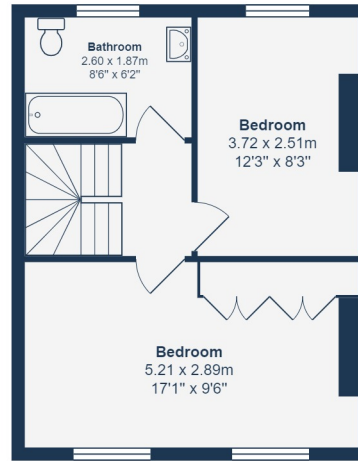
Double-glazed window, tube ceiling lights, acoustic glazing and plasterboard, wood flooring.

### Garden

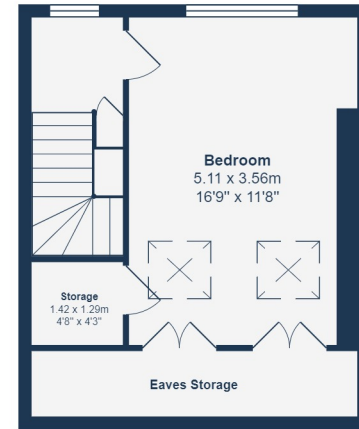
Wood decking leading to lawn.



**Ground Floor**



**First Floor**



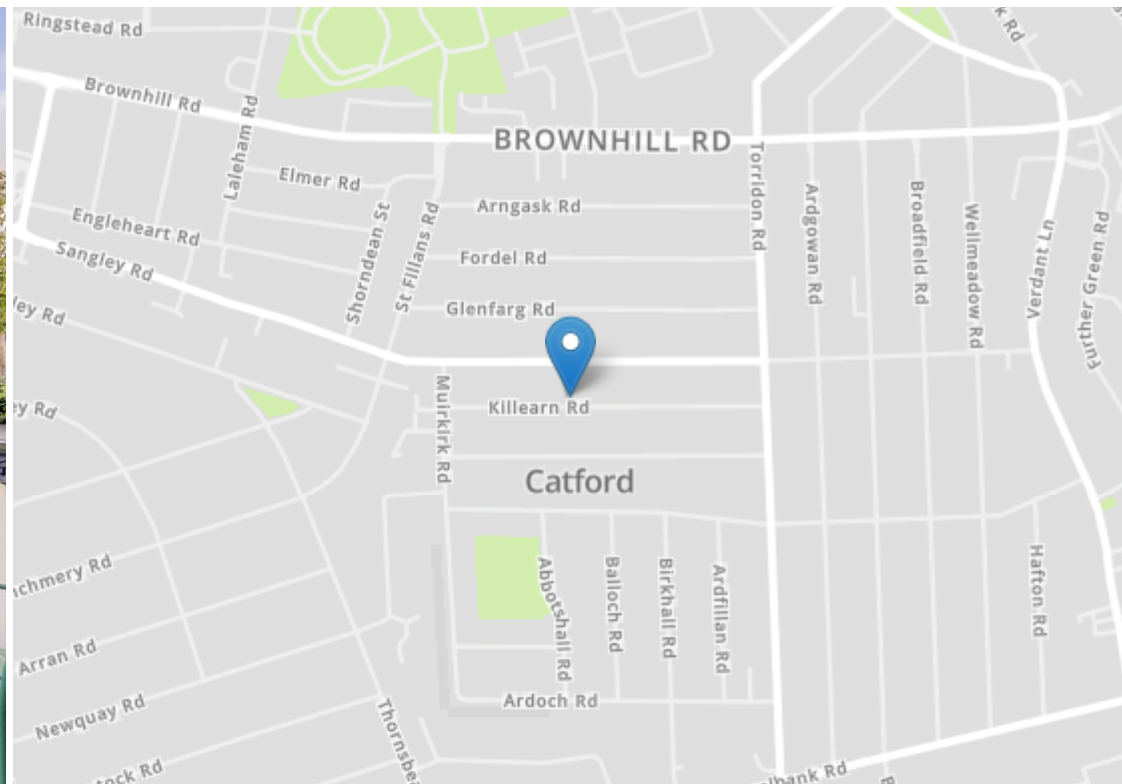
**Second Floor**

Total Area: 104.9 m<sup>2</sup> ... 1129 ft<sup>2</sup> (excluding eaves storage & garden studio/office)

Drawn for Stanfords Sales & Lettings  
This floor plan 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>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</b>	
(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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