

Stanfords

— sales & lettings —



Guide Price £625,000
3 bedroom terraced house

Sandhurst Road
Catford

Read all about it...

A three-bedroom period terraced house with two further rooms located on Sandhurst Road in the Corbett Estate in Catford offering massive potential. The property comprises a generous 14'11" by 14" lounge with large bay windows to the front of the property, a three-piece bathroom and office room to the rear and an open plan kitchen and dining room leading to garden.

The first floor consists of two generous double bedrooms with a third bedroom that can double as office space and a four-piece family bathroom. This property is ideal for buyers looking to put their own stamp on the property.

The Corbett Estate is a family-dominated area with a strong community feel to it, falling within the catchment of sought-after primary schools. Commuter links are also available to 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

GROUND FLOOR

Entrance Hall
Pendant light, picture rail, dado rail, storage cupboard, stairs with fitted carpet leading to the first floor, wood effect flooring.

Living Room
4.54m x 4.26m (14' 11" x 14' 0")
Pendant light, sash bay window, picture rail, fireplace, radiator, covered flooring.

Kitchen/Dining Room
7.75m x 3.50m (25' 5" x 11' 6")
Kitchen Area: Spotlights, windows, matching base units, linoleum top surfaces, sink with drainer, overhead fan extractor, wood effect flooring.
Dining Room Area: Spotlights, dado rail, radiator, wood effect flooring.

Office
2.61m x 2.44m (8' 7" x 8' 0")
Pendant light, radiator, wood effect flooring.

Shower Room
1.90m x 1.55m (6' 3" x 5' 1")
Spotlights, 3 white piece suite, wood effect flooring.

FIRST FLOOR

Landing
Pendant light, wood effect flooring.

Bedroom
4.72m x 3.58m (15' 6" x 11' 9")
Pendant light, sash bay window, picture rail, dado rail, radiator, wood effect flooring.

Bedroom
3.65m x 3.58m (12' 0" x 11' 9")
Spotlights, window, picture rail, radiator, wood effect flooring.

Bedroom
2.95m x 2.36m (9' 8" x 7' 9")
Spotlights, window, picture rail, dado rail, radiator, wood effect flooring.

Bathroom
2.61m x 2.36m (8' 7" x 7' 9")
Spotlights, frosted window, picture rail, dado rail, vanity sink unit, tiled walls, bathtub, freestanding shower with rainfall shower head and glass divider, WX, wood effect flooring.

SECOND FLOOR

Landing
Pendant light, wood effect flooring.

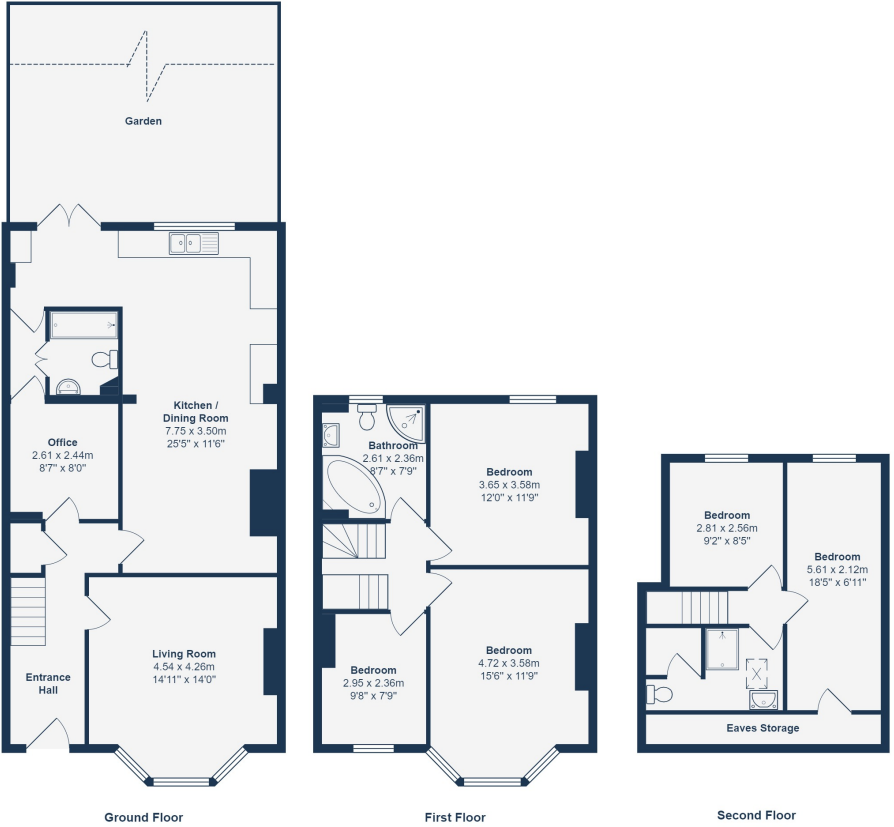
Bedroom
5.61m x 2.12m (18' 5" x 6' 11")
Spotlights, windows, skylight, dado rail, radiator, wood effect flooring.

Bedroom
2.81m x 2.56m (9' 3" x 8' 5")
Spotlights, windows, radiator, wood effect flooring.

Shower Room
3.15m x 1.86m (10' 4" x 6' 1")
Spotlights, 3 white piece suite, wood effect flooring.

OUTSIDE

Garden
Garden surrounded by wooden fence with attached lights.



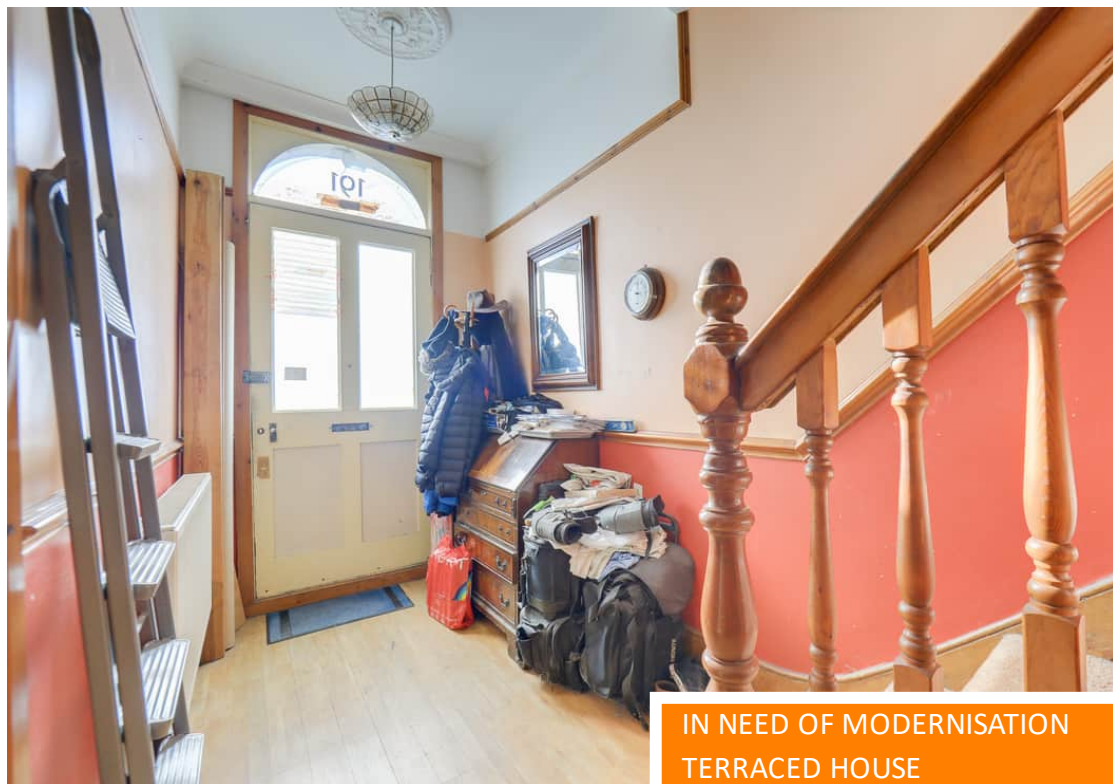
Total Area: 152.3 m² ... 1640 ft²

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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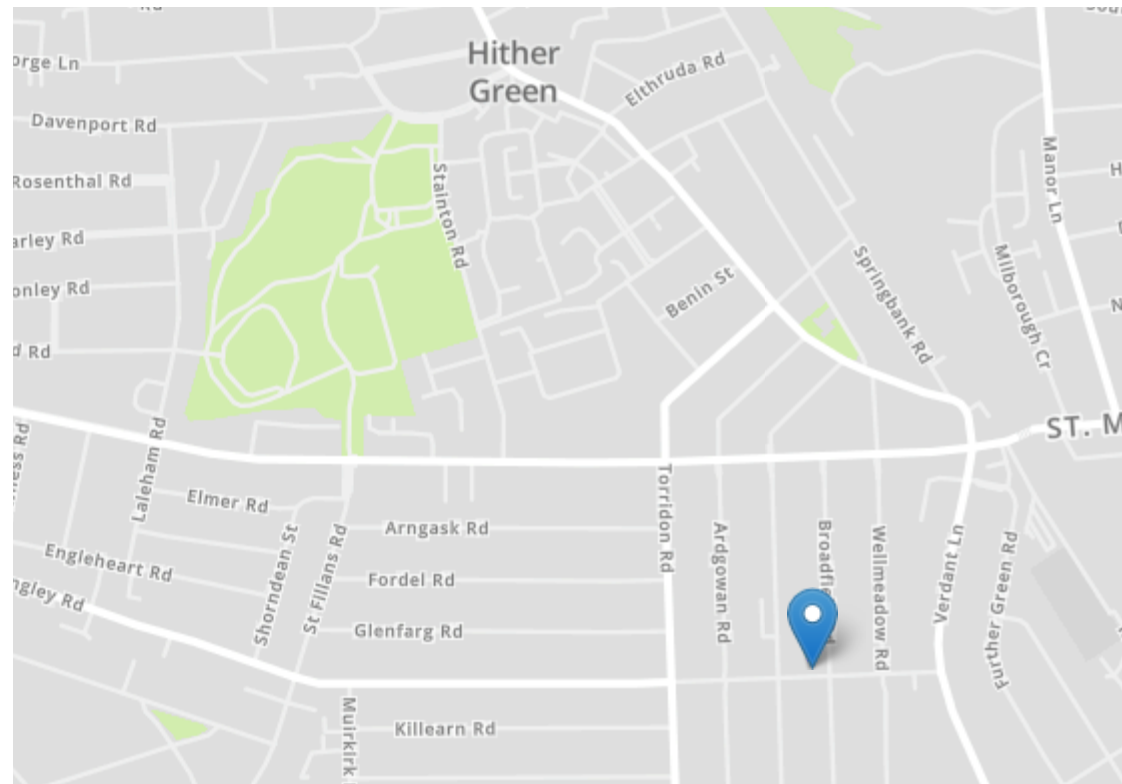


IN NEED OF MODERNISATION
TERRACED HOUSE
0.6MI TO MOUNTSFIELD PARK

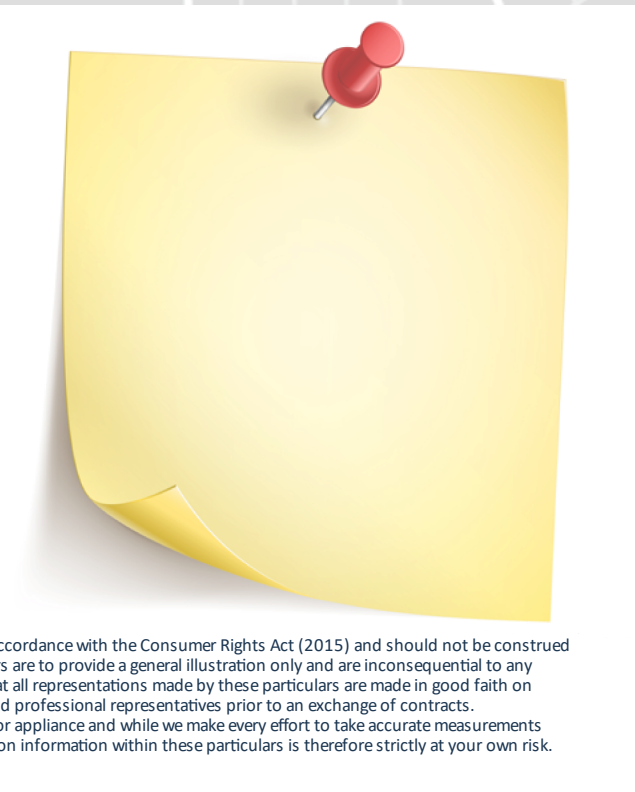


CORBETT ESTATE
TOTAL AREA - 1,637SQFT.
0.8MI TO HITHER GREEN
STATION





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		



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