

# Stanfords

— sales & lettings —



**Guide Price £600,000 Freehold**

3 bedroom terraced house

Sandhurst Road

Catford

# Read all about it...

**\*\*GUIDE PRICE: £600,000 - £625,000\*\*** 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

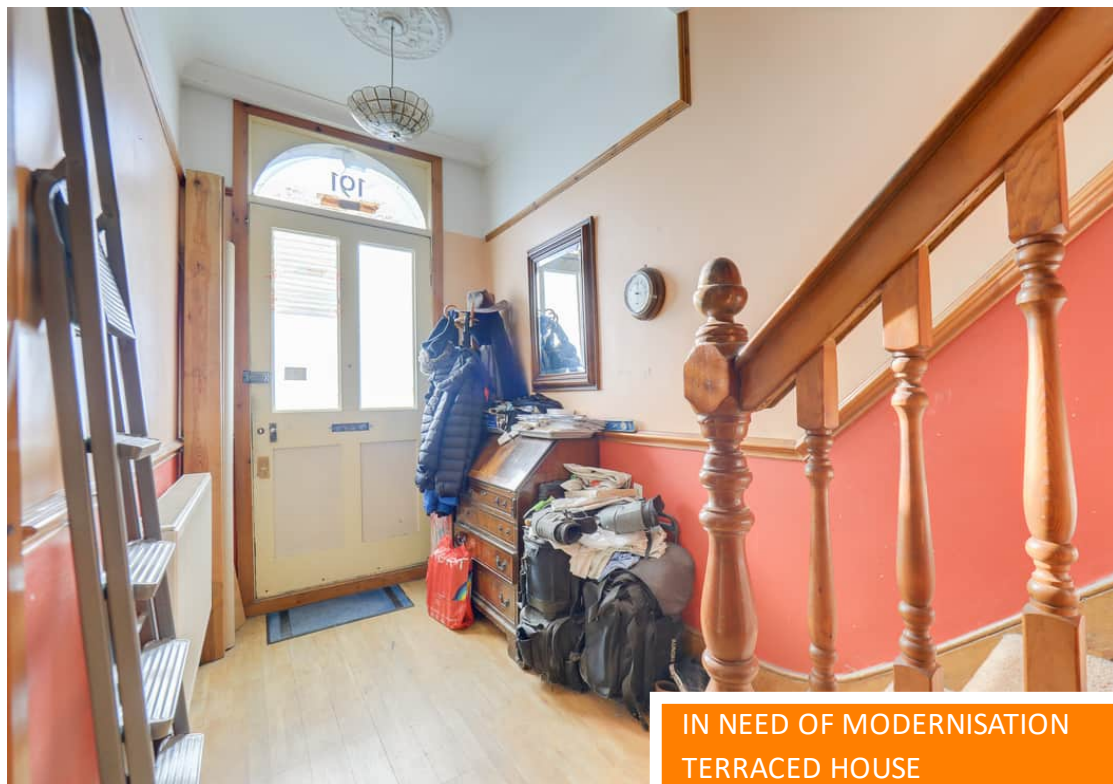
Garden surrounded by wooden fence with attached lights.



Like what you see?

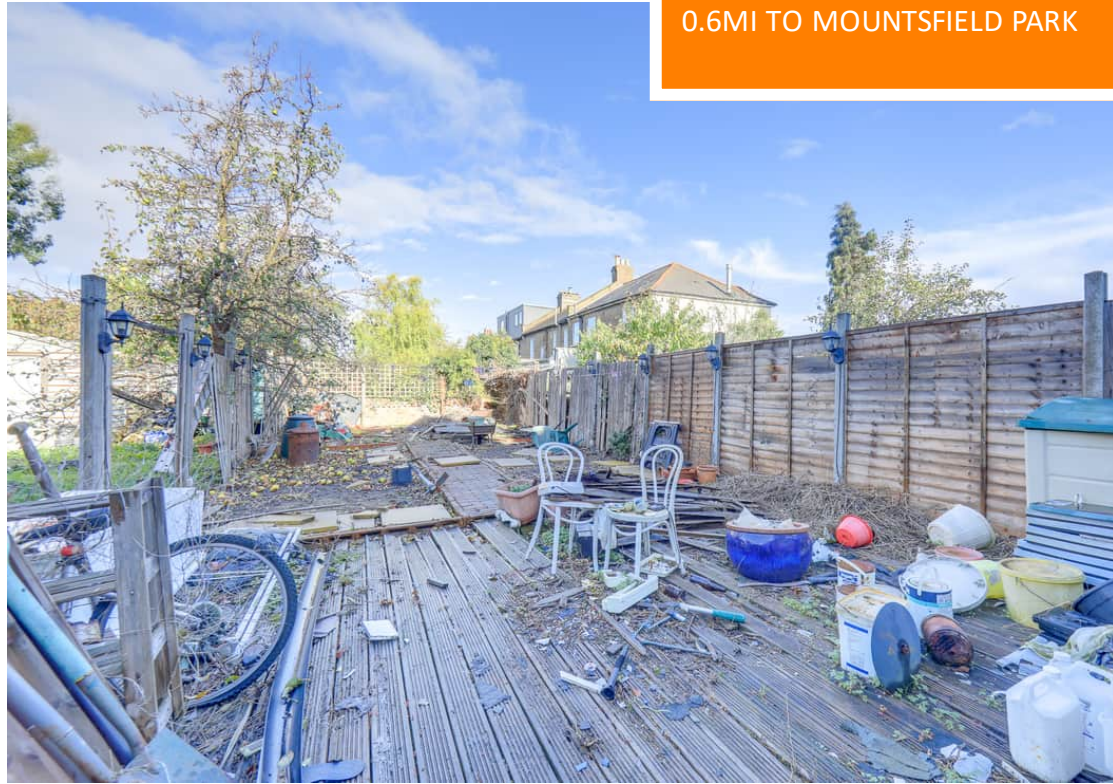
Call 020 8690 3656 or email us at [catford@stanfordstates.london](mailto:catford@stanfordstates.london) to arrange a viewing or request further information

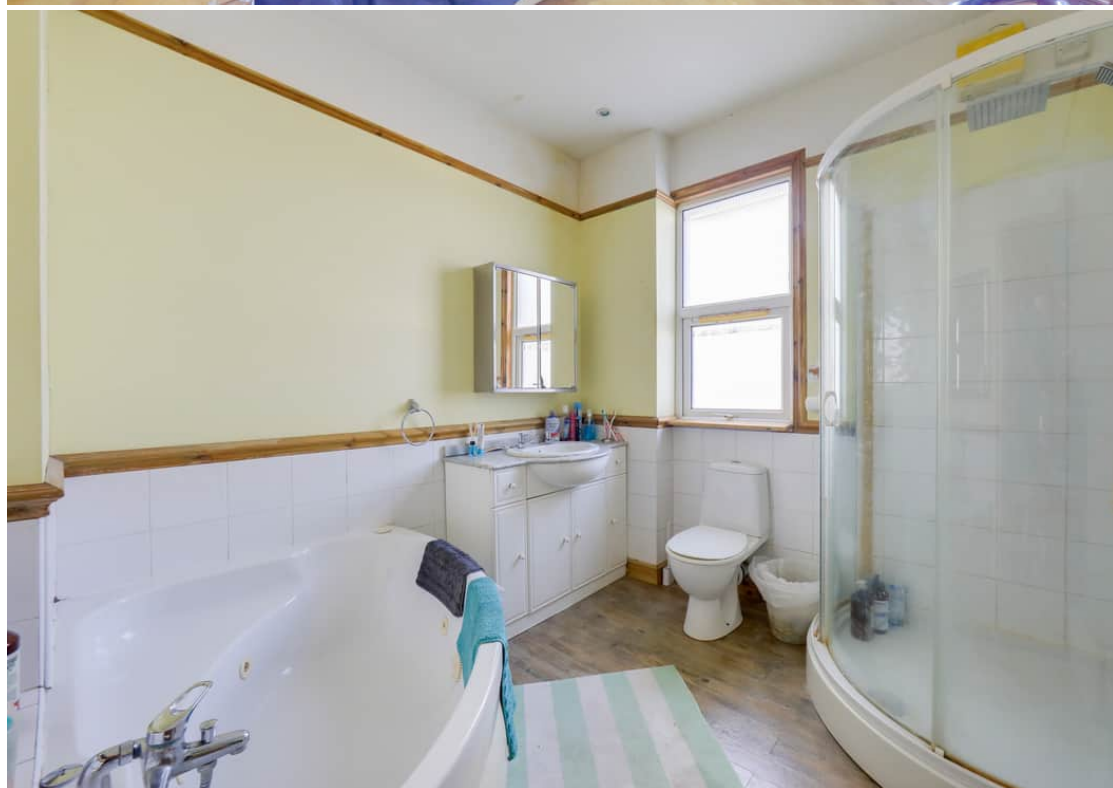
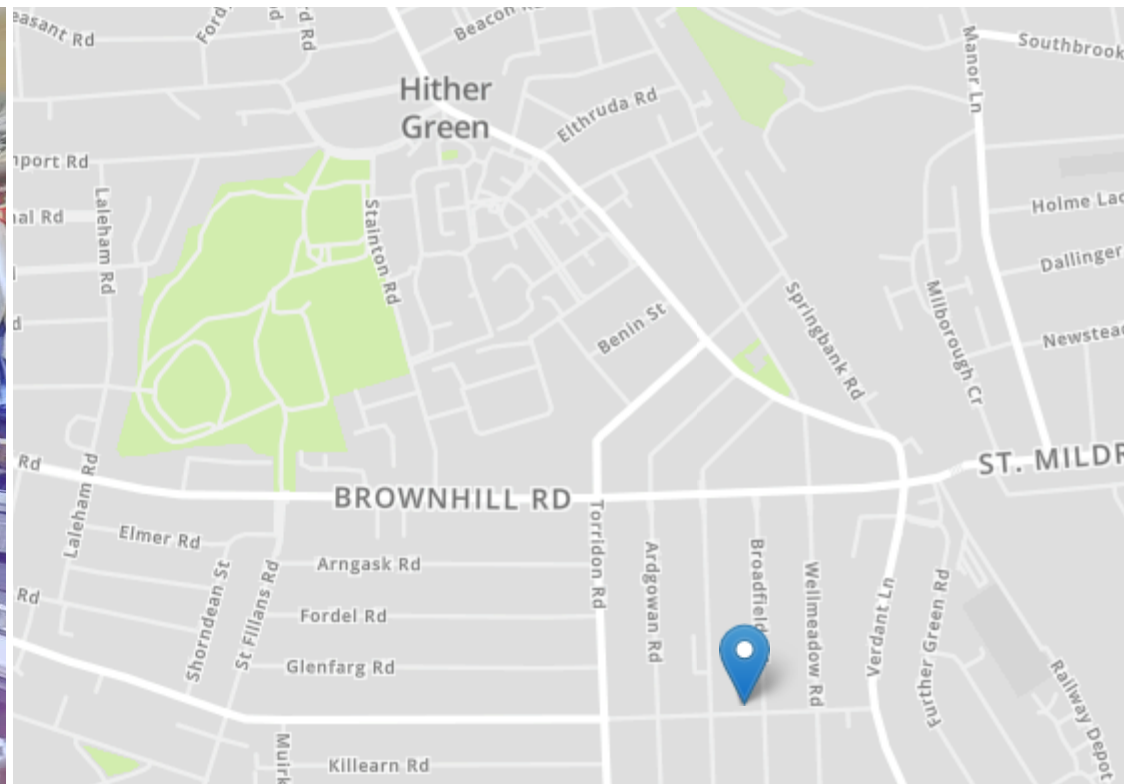
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IN NEED OF MODERNISATION  
TERRACED HOUSE  
0.6MI TO MOUNTSFIELD PARK

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)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	
(39-54)	<b>E</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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