

Stanfords

— sales & lettings —



Guide Price £900,000 Freehold

4 bedroom terraced house

Broadfield Road

London

Read all about it...

Offered to the market with no onward chain, this spacious four-bedroom, double-fronted house on Broadfield Road, a quiet residential street in the highly desirable Corbett Estate and located in the electoral ward of Hither Green, presents an excellent opportunity for buyers seeking a move-in-ready home with exceptional potential.

Located within walking distance of Hither Green Station, which provides excellent transport links to Central London, the property benefits from a variety of local amenities. Hither Green boasts a vibrant selection of independent shops, cafes, and eateries, adding to the area's appeal. Known for its characterful architecture and strong community spirit, the Corbett Estate is popular with families thanks to its proximity to good nurseries, schools, and the expansive open spaces of Mountsfield Park, perfect for outdoor activities and leisurely strolls.

Already spanning over 1,300 sqft, the house offers significant potential for future expansion. The fully boarded loft and a generous cellar provide easy-access storage and opportunities for substantial extensions, whether creating additional living space in the loft or converting the cellar into a functional area (subject to planning permission). The property also comes with lapsed planning permission for a loft conversion and garden extension to create three flats, highlighting the immense potential for future development.

The ground floor features a welcoming entrance hall that leads to a spacious reception room and a light-filled, open-plan kitchen and dining area. The kitchen is complete with modern units, offering ample space for entertaining and everyday family life. This floor also includes a convenient bathroom with a separate bathtub and shower. Upstairs, the first floor comprises three generously sized double bedrooms and a fourth single room, ideal as a nursery or study. A family bathroom and loft access complete this floor.

Stepping outside, the expansive rear garden has been lovingly maintained, offering an inviting space for gardening, alfresco dining, or simply relaxing in the sun. With up-to-date energy, gas, and electricity certificates, this property is ready for immediate occupation, making it an ideal choice for families.

This exceptional home combines charm, space, and plenty of potential in a thriving local community, offering a rare opportunity for buyers to create their dream home.

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

DOUBLE FRONTED FAMILY HOME
NO ONWARD CHAIN
CORBETT ESTATE
0.7 MI TO MOUNTSFIELD PARK

0.7 MI TO HITHER GREEN STATION
WEST FACING GARDEN
APPROX 1,348SQFT.



Like what you see?

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GROUND FLOOR

Entrance Hall

Inset ceiling spotlights, radiator, tile flooring.

Reception Room

17' 9" x 10' 11" (5.41m x 3.33m)

Double-glazed bay windows, inset ceiling spotlights, fireplace, radiator, laminate wood flooring.

Dining Room

15' 3" x 11' 6" (4.65m x 3.51m)

Double-glazed bay windows, inset ceiling spotlights, radiators, tile flooring.

Kitchen

11' 6" x 9' 10" (3.51m x 3.00m)

Double-glazed windows and door to garden, inset ceiling spotlights, fitted kitchen units, sink with mixer tap and drainer, integrated oven and gas hob, extractor hood, built-in storage cupboards, tile flooring.

Bathroom

10' 3" x 7' 11" (3.12m x 2.41m)

Double-glazed window, inset ceiling spotlights, bathtub, walk-in shower, pedestal washbasin, WC, heated towel rail, tile flooring.

FIRST FLOOR

Landing

Double-glazed window, inset ceiling spotlights, laminate wood flooring.

Bedroom

16' 1" x 14' 7" (4.90m x 4.45m)

Double-glazed windows, inset ceiling spotlights, radiator, laminate wood flooring.

Bedroom

14' 7" x 11' 4" (4.45m x 3.45m)

Double-glazed windows, inset ceiling spotlights, radiator, laminate wood flooring.

Bedroom

11' 1" x 10' 4" (3.38m x 3.15m)

Double-glazed window, inset ceiling spotlights, radiator, laminate wood flooring.

Bedroom

11' 1" x 5' 6" (3.38m x 1.68m)

Double-glazed window, inset ceiling spotlights, radiator, laminate wood flooring.

Bathroom

7' 9" x 5' 1" (2.36m x 1.55m)

Double-glazed window, inset ceiling spotlights, bathtub with shower, pedestal washbasin, WC, heated towel rail, radiator, tile flooring.

CELLAR

Cellar

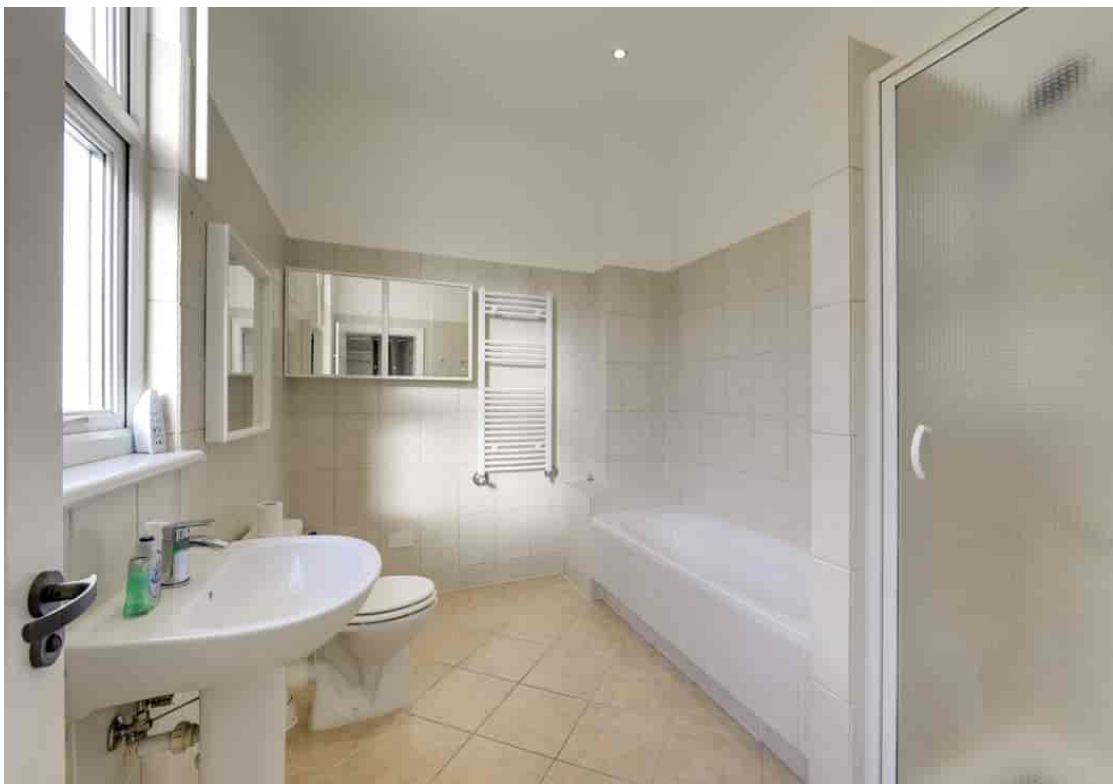
OUTSIDE

Garden

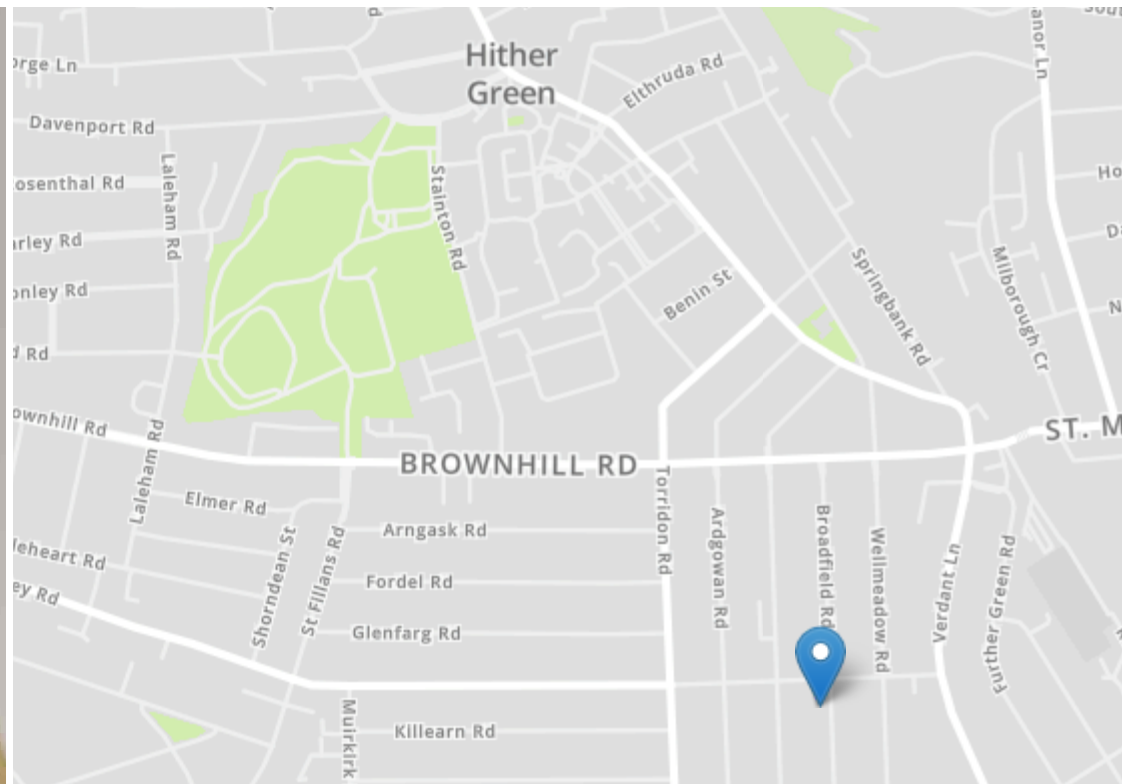
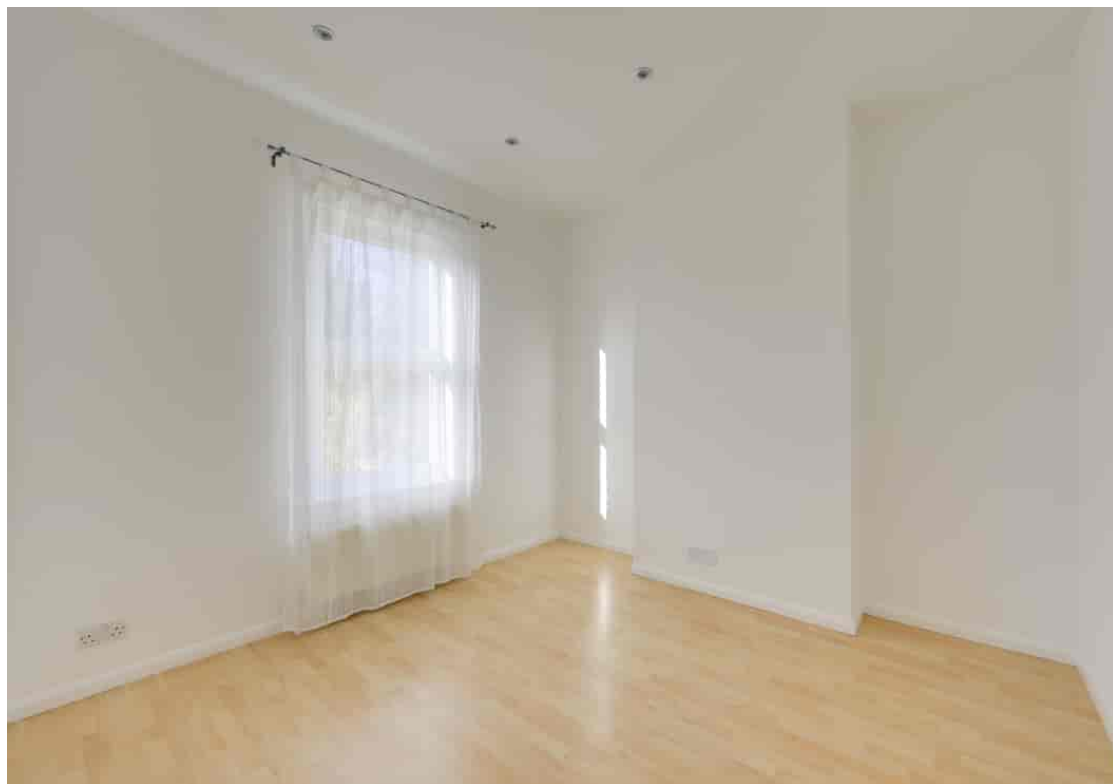


Total Area: 125.3 m² ... 1348 ft² (excluding cellar)

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.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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