

# Stanfords

— sales & lettings —



**Guide Price £525,000 Freehold**  
3 bedroom terraced house

Sandhurst Road  
Catford

# Read all about it...

A beautifully maintained, three bedroom terraced family home in the ever-popular Corbett Estate on Sandhurst Road. This house has a fantastic open-plan lounge/reception area and tiled hallway to the front of the property, a beautiful contemporary three-piece bathroom, a new modern fitted kitchen with built-in appliances and a low-maintenance, South facing landscaped garden with a seated decking area and plenty of space to enjoy the sun. Upstairs on the first floor are two double bedrooms, one with fitted wardrobes and an additional bedroom.

The Corbett Estate is a family-dominated area with a strong community feel to it, falling within the catchment of sought-after primary schools. This property is situated within a mile of Catford and Catford bridge Stations, providing a range of commuter services into Central London, and in close proximity to a variety of amenities, including a Co-op and local independent shops and cafes. Catford town center can be found less than a mile away and has a wide range of boutique shops, bars and restaurants.

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

## GROUND FLOOR

### Entrance Hall

Pendant ceiling light, dado rail, radiator, tiled flooring. Doors to:

### Lounge

13' 3" x 11' 5" (4.04m x 3.48m)

Pendant ceiling light, coving, double glazed bay window to front with shutters, fireplace, alcove cabinet, radiator, parquet flooring. Open to:

### Dining Room

11' 5" x 10' 11" (3.48m x 3.33m)

Pendant ceiling light, alcove shelving, radiator, parquet flooring. Open to:

### Kitchen

14' 0" x 7' 2" (4.27m x 2.18m)

Pendant ceiling lights, double glazed windows to rear and side, matching wall and base units, laminate work top with tiled splashback, composite sink with drainer, electric oven and hob, integrated dishwasher and washing machine, tiled flooring. Door to garden.

### Bathroom

6' 5" x 5' 3" (1.96m x 1.60m)

Ceiling light, double glazed window to rear, white 3-piece suite: panel enclosed bath with over shower and glass screen, pedestal basin, WC, tiled splash back, heated towel rail, tiled flooring.

## FIRST FLOOR

### Landing

Pendant ceiling light, original floorboards. Doors to:

### Bedroom

13' 0" x 9' 9" (5.18m x 2.97m)

Pendant ceiling light, double glazed windows with shutters to front, fitted wardrobes, radiator, original floorboards.

### Bedroom

12' 2" x 8' 1" (3.71m x 2.46m)

Pendant ceiling light, double glazed window to rear, radiator, original floorboards.

### Bedroom

8' 6" x 6' 5" (2.59m x 1.96m)

Pendant ceiling light, double glazed window to rear, radiator, original floorboards.

## OUTSIDE

### Garden

Decked seating area leading to laid lawn and raised flower bed borders with mature shrubs. Raised patio area to the rear with shed.



**Ground Floor**  
Area: 46.3 m<sup>2</sup> ... 498 ft<sup>2</sup>

**First Floor**  
Area: 35.0 m<sup>2</sup> ... 377 ft<sup>2</sup>

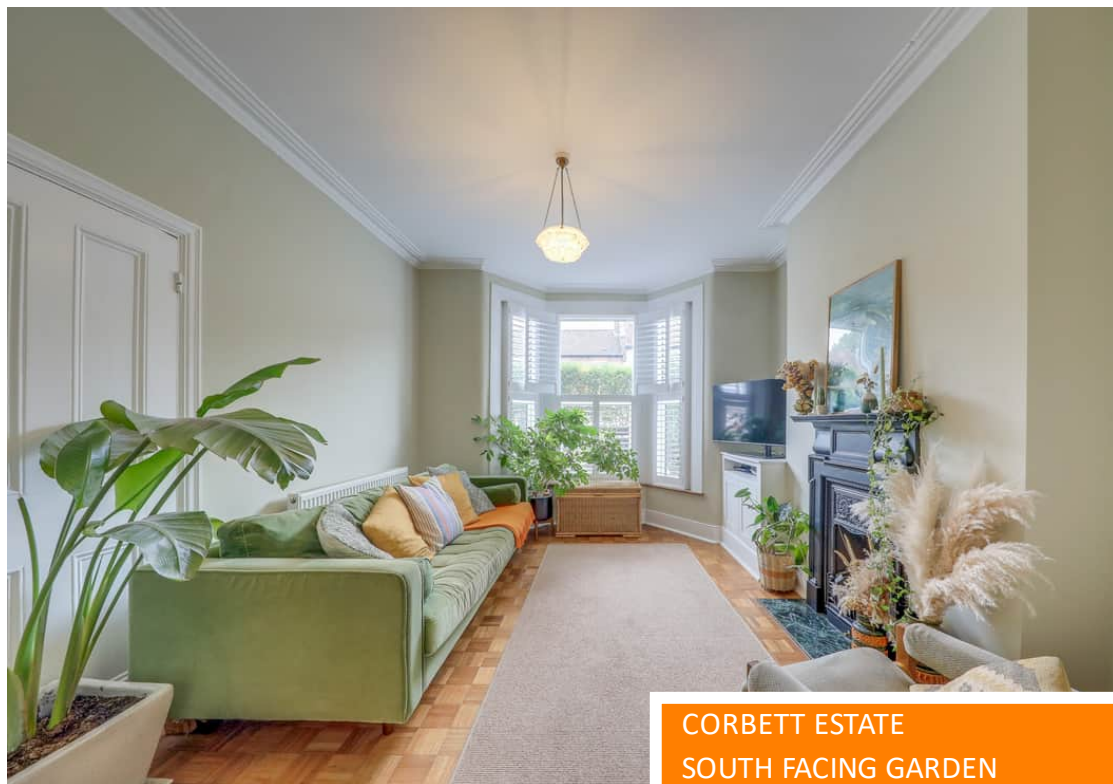
Total Area: 81.3 m<sup>2</sup> ... 875 ft<sup>2</sup> (excluding shed)

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.

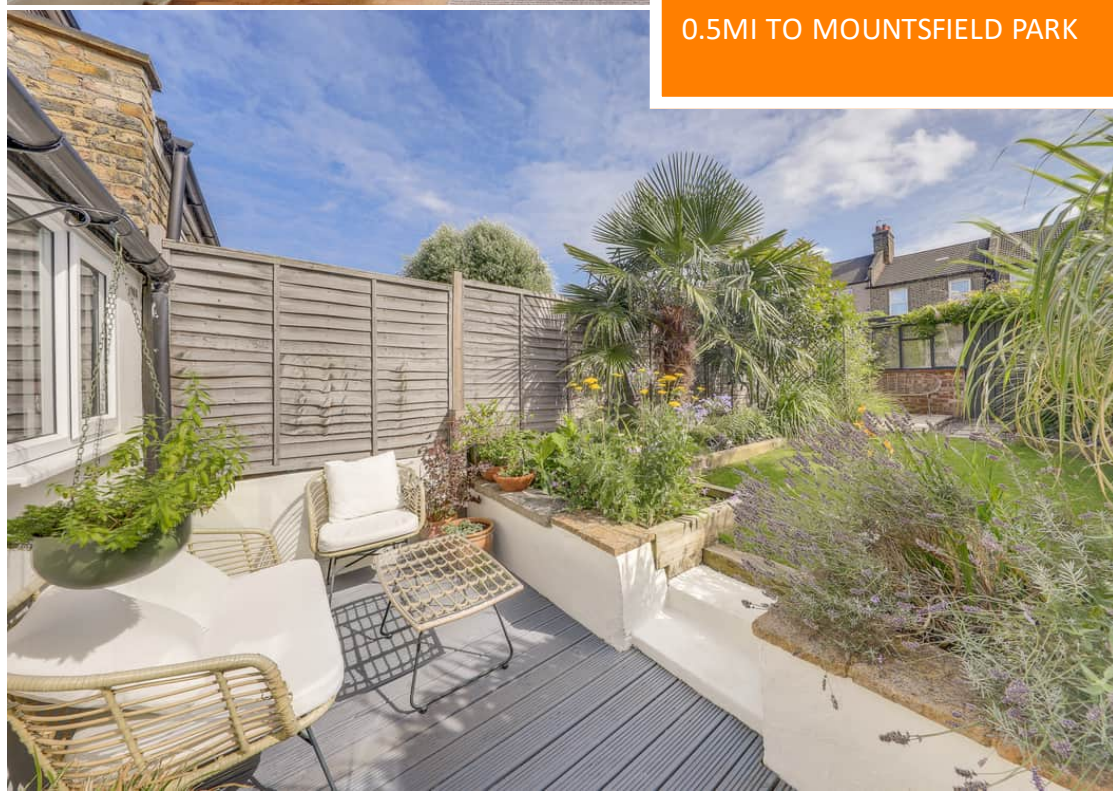
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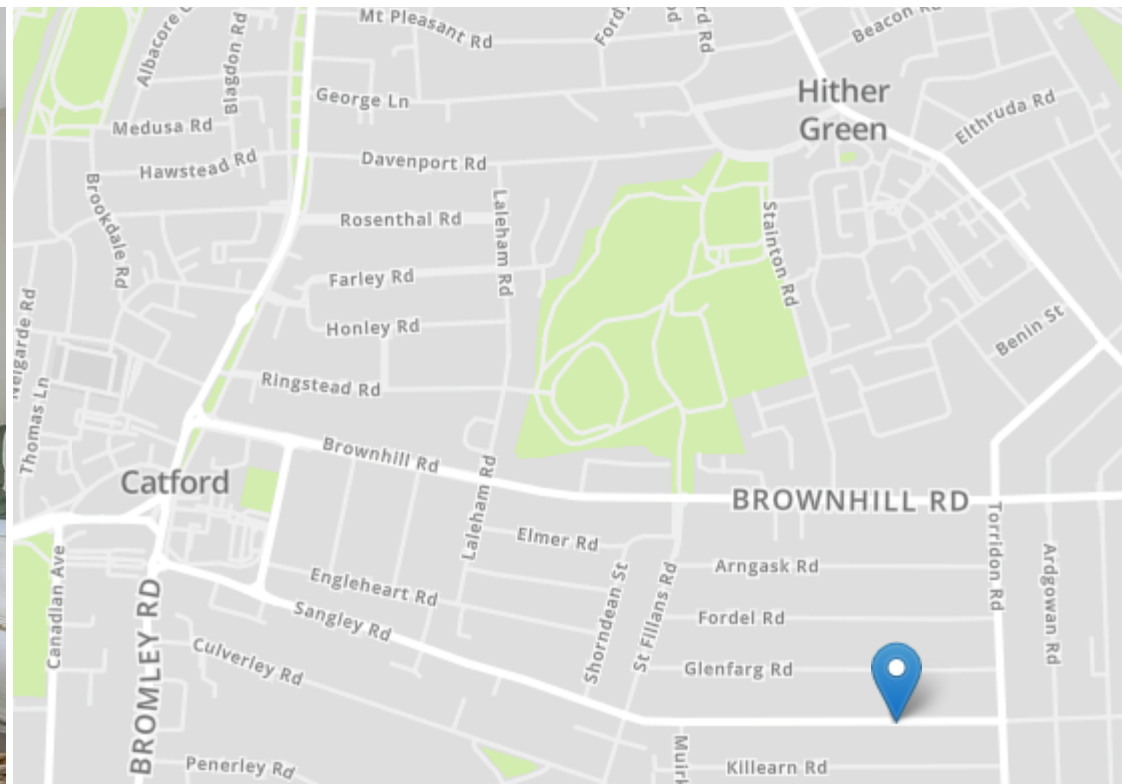
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CORBETT ESTATE  
SOUTH FACING GARDEN  
0.5MI TO MOUNTSFIELD PARK  
3 BED FAMILY HOME  
TOTAL AREA: 875SQFT.  
0.8MI TO HITHER GREEN  
STATION





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	64	
(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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