

Stanfords

— sales & lettings —



Guide Price £435,000

4 bedroom maisonette

Muirkirk Road

Catford

Read all about it...

A beautiful four-bedroom, maisonette located on Muirkirk Road - in the ever-popular Corbett Estate in Catford.

Entering the property through your own front door you're immediately welcomed by a spacious kitchen, with space for a dining table and chairs. Then, off the generous hallway, is a substantial 16'4" long living room to the front of the property with three large sash windows allowing for lots of natural light. There's plenty of period features too with original working fireplace, picture rail and floorboards. To the back of the property is a three-piece family bathroom and the first of the bedrooms, a generous double. The second floor consists of three bedrooms including a further two doubles, plus an additional single room that could also be used as an office. The property also benefits from plenty of storage both in the eaves, as well as a cupboard under the stairs. The Corbett Estate is a family-dominated area with a strong community feel to it and is conveniently positioned for several local primary schools, some with outstanding Ofsted ratings. Muirkirk Road is situated away from the hustle and bustle of Catford Town Centre and Hither Green but still in close proximity to a variety of local amenities, including independent pubs, shops and cafes as well as a short distance away from the popular Mountsfield Park. At 0.8 miles from the Twin Catford Stations, there are a range of commuter services directly into Central London.

Tenure: Leasehold | **Council Tax:** Lewisham Band B

FIRST FLOOR

Kitchen

11' 8" x 10' 6" (3.56m x 3.20m)

Pendant light, side-facing sash window, matching wall and base units, stainless steel sink with drainer and single mixer tap, tile splashback, integrated oven with gas hob, space for dishwasher and washing machine, vinyl flooring

Hallway

Pendant light, radiator, wood floorboards

Living Room

16' 4" x 12' 10" (4.98m x 3.91m)

Pendant light, rear-facing sash windows, radiator, fireplace, fitted alcove shelving, wood floorboards

Bathroom

Ceiling light, side facing sash window, wash basin with vanity unit, panel enclosed bath/shower, heated towel rail, W/C, vinyl flooring

Bedroom

13' 9" x 11' 2" (4.19m x 3.40m)

Pendant light, front facing sash window, radiator, fireplace, wood floorboards

SECOND FLOOR

Landing

Bedroom

18' 9" x 12' 7" (5.71m x 3.84m)

Spotlights, skylights, radiator, fitted carpet

Bedroom

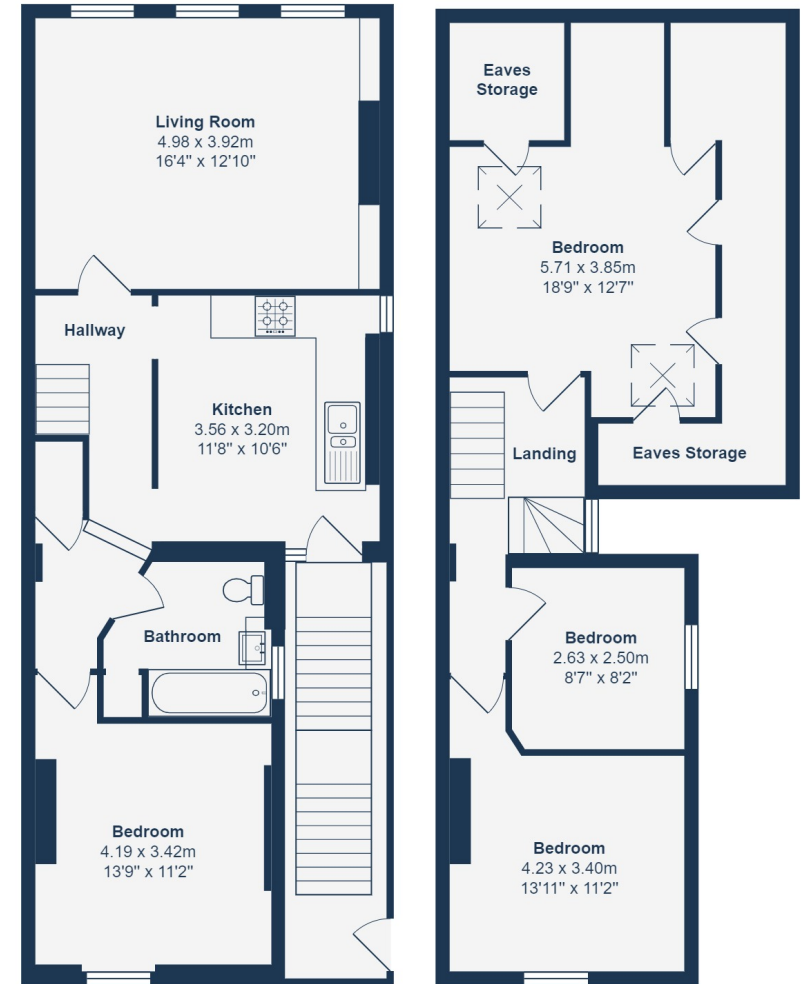
13' 11" x 11' 2" (4.24m x 3.40m)

Pendant light, front facing sash window, radiator, fireplace, wood floorboards

Bedroom

8' 7" x 8' 2" (2.62m x 2.49m)

Pendant light, side facing sash window, radiator, wood floorboards



First Floor

Second Floor

Total Area: 100.6 m² ... 1082 ft² (excluding eaves storage)

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?

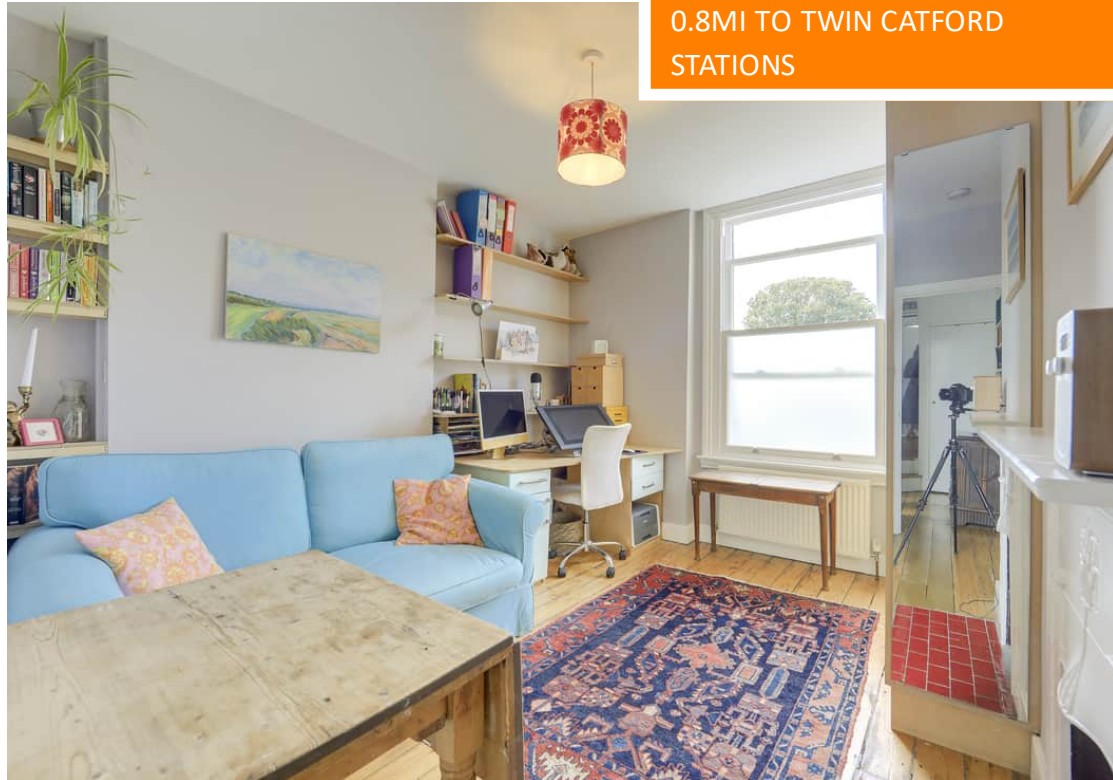
Call 020 8690 3656 or email us at catford@stanfordstates.london
to arrange a viewing or request further information

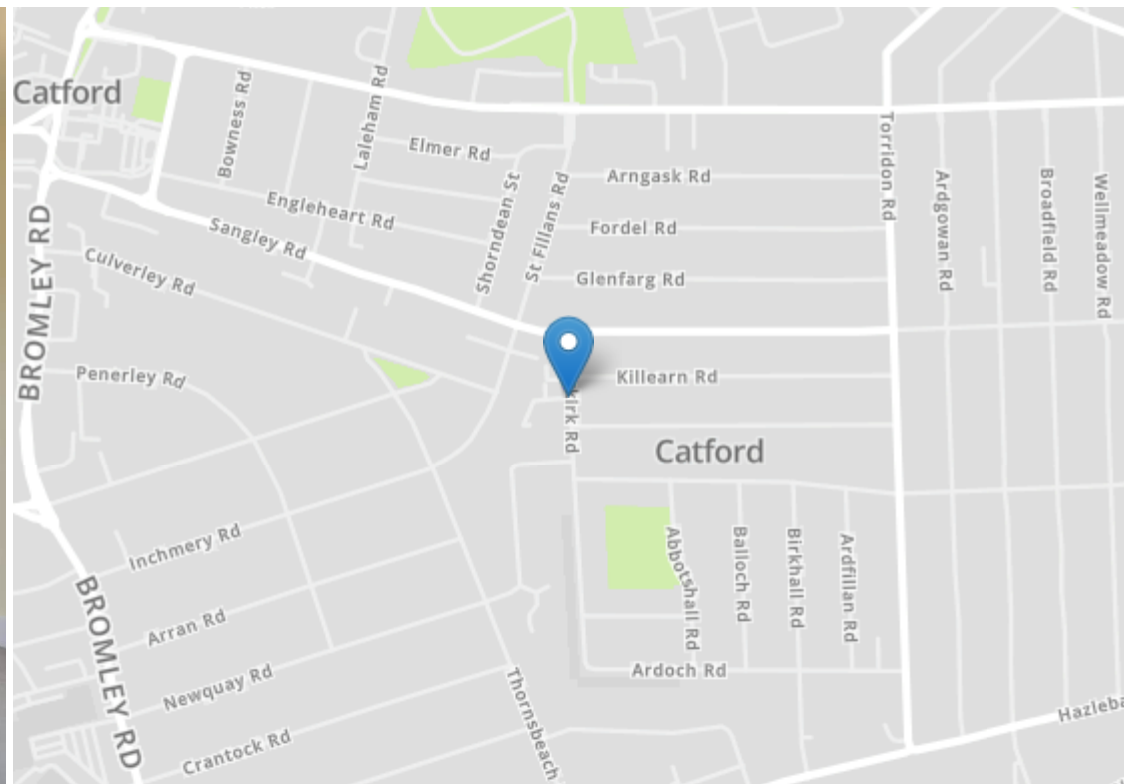
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FOUR BEDROOMS
TOTAL AREA - 1,082SQFT.
0.8MI TO TWIN CATFORD
STATIONS

100+ YEARS ON LEASE
0.3MI TO MOUNTSFIELD PARK
MAISONETTE





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	66	74
(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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