

Stanfords
— sales & lettings —



Guide Price £1,100,000 Freehold

5 bedroom terraced house

Wellmeadow Road

Catford

Read all about it...

****GUIDE PRICE: £1,100,000-£1,200,000**** Offered with no onward chain, this charming five-bedroom period home is located on Wellmeadow Road, a quiet, tree-lined street within the sought-after Corbett Estate. The property benefits from a driveway and garage, providing off-street parking, and welcomes you into a spacious hallway leading to a bright lounge. Natural light fills the room through large bay windows at the front, while French doors at the rear open onto the garden. The lounge's cosy fireplace adds warmth and character, making it an ideal living space. Next to the lounge, a generously sized dining room also features bay windows and a fireplace, perfect for family meals or hosting guests. The rear houses a well-equipped kitchen alongside a practical utility room, with direct access to the garage. The large rear garden offers ample space for children to play or for summer BBQs, with potential for gardening enthusiasts to create their own oasis.

Upstairs, five well-proportioned bedrooms provide plenty of space for family or guests. The floor also includes a shower room and a separate family bathroom for added convenience. Additional storage is available with a large loft and cellar, and there's excellent potential for future extensions (subject to planning permission), as many neighbouring homes have already done.

The property is conveniently located near Hither Green Station, which provides frequent National Rail services to Central London and beyond. The area offers a wide variety of shops, cafés, and restaurants, making it a vibrant place to live. Known for its family-friendly atmosphere, the local area has a strong sense of community, with excellent nurseries and schools nearby. Additionally, residents can enjoy the beautiful surroundings of Mountsfield Park, a popular green space perfect for relaxation and outdoor activities.

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

**CHAIN FREE
FIVE BEDROOM FAMILY HOME
POTENTIAL TO EXTEND (STPP)**

**CORBETT ESTATE
DRIVEWAY & GARAGE
0.7 MI TO HITHER GREEN
STATION**



Like what you see?

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



GROUND FLOOR

Entrance Hall

Door to garden, chandelier ceiling light, cellar access, radiator, tile flooring.

Lounge

23' 2" x 12' 11" (7.06m x 3.94m)

Double-glazed bay windows, double-glazed French doors to garden, chandelier ceiling lights, fireplace, radiators, fitted carpet.

Dining Room

16' 6" x 12' 10" (5.03m x 3.91m)

Double-glazed bay windows, chandelier ceiling light, fireplace, radiators, fitted carpet.

Kitchen

12' 10" x 6' 4" (3.91m x 1.93m)

Double-glazed windows, ceiling light, fitted kitchen units, 1.5 bowl sink with mixer tap and drainer, plumbing for dishwasher, integrated oven, gas hob and extractor hood, radiator, tile flooring.

Utility Room

Double-glazed window, door to garden, ceiling light, plumbing for washing machine.

Garage

FIRST FLOOR

Landing

Double-glazed window, chandelier ceiling light, fitted carpet.

Bedroom

19' 3" x 11' 9" (5.87m x 3.58m)

Double-glazed windows, pendant ceiling light, fireplace, radiator, fitted carpet.

Bedroom

13' 0" x 11' 9" (3.96m x 3.58m)

Double-glazed windows, pendant ceiling light, fireplace, built-in cupboard, radiator, fitted carpet.

Bathroom

7' 7" x 4' 11" (2.31m x 1.50m)

Double-glazed window, ceiling light, bathtub with shower, washbasin, WC, radiator, tile flooring.

Bedroom

12' 11" x 11' 1" (3.94m x 3.38m)

Double-glazed window, pendant ceiling light, fireplace, radiator, fitted carpet.

Bedroom

10' 11" x 9' 8" (3.33m x 2.95m)

Double-glazed windows, pendant ceiling light, fireplace, built-in cupboard, radiator, fitted carpet.

Bedroom

11' 3" x 11' 1" (3.43m x 3.38m)

Double-glazed windows pendant ceiling light, radiator, fitted carpet.

Shower Room

7' 7" x 6' 7" (2.31m x 2.01m)

Double-glazed window, ceiling light, walk-in shower, washbasin, WC, storage cupboard, radiator, tile flooring.

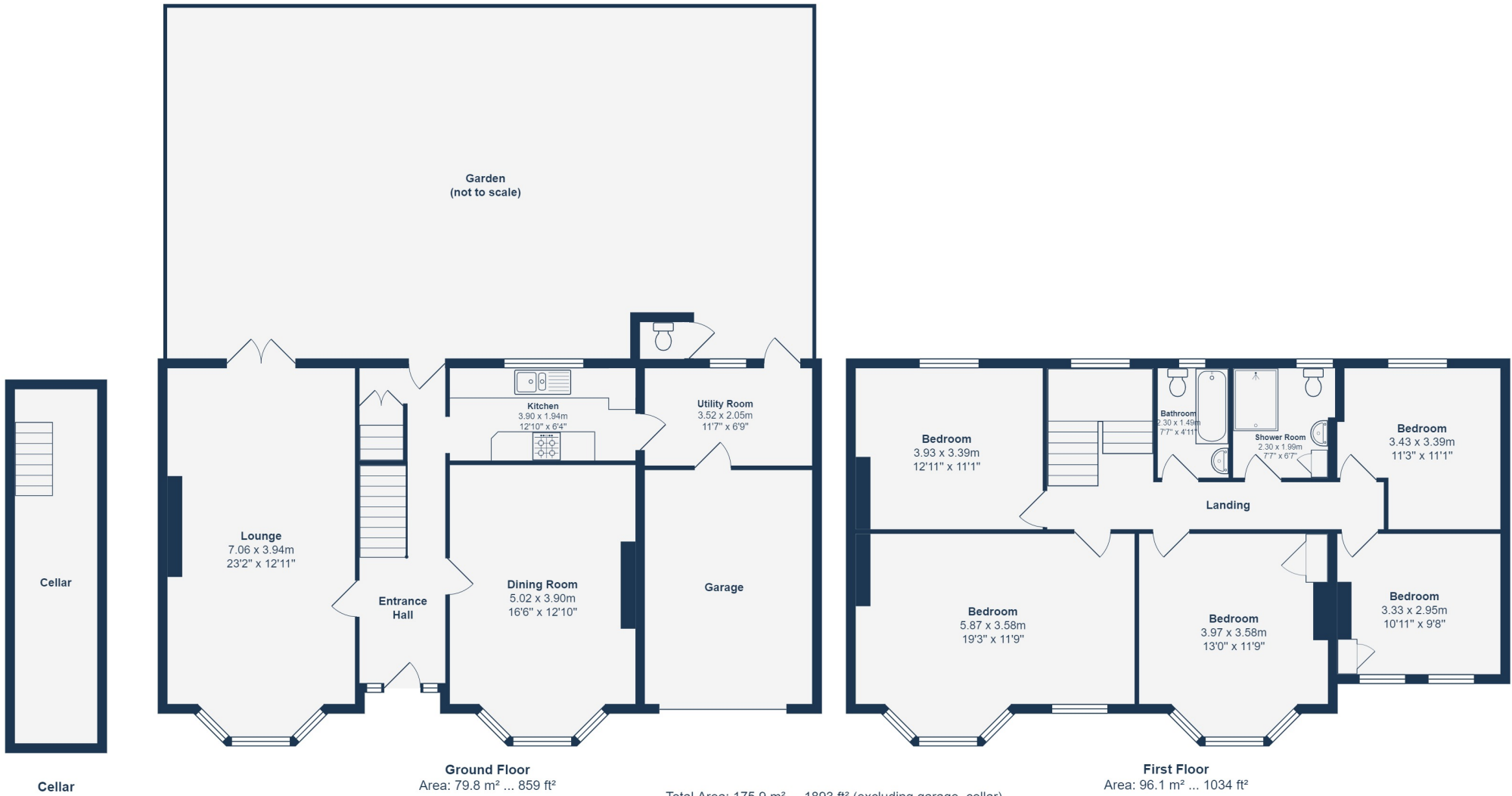
CELLAR

Cellar

OUTSIDE

Garden

Paved patio leading to large lawn.

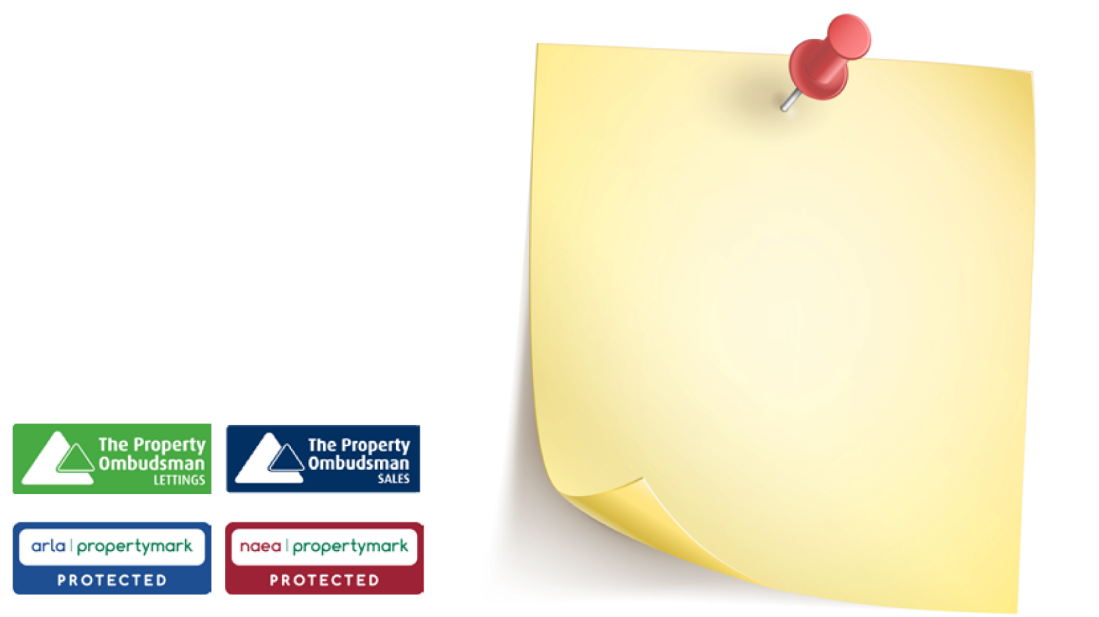
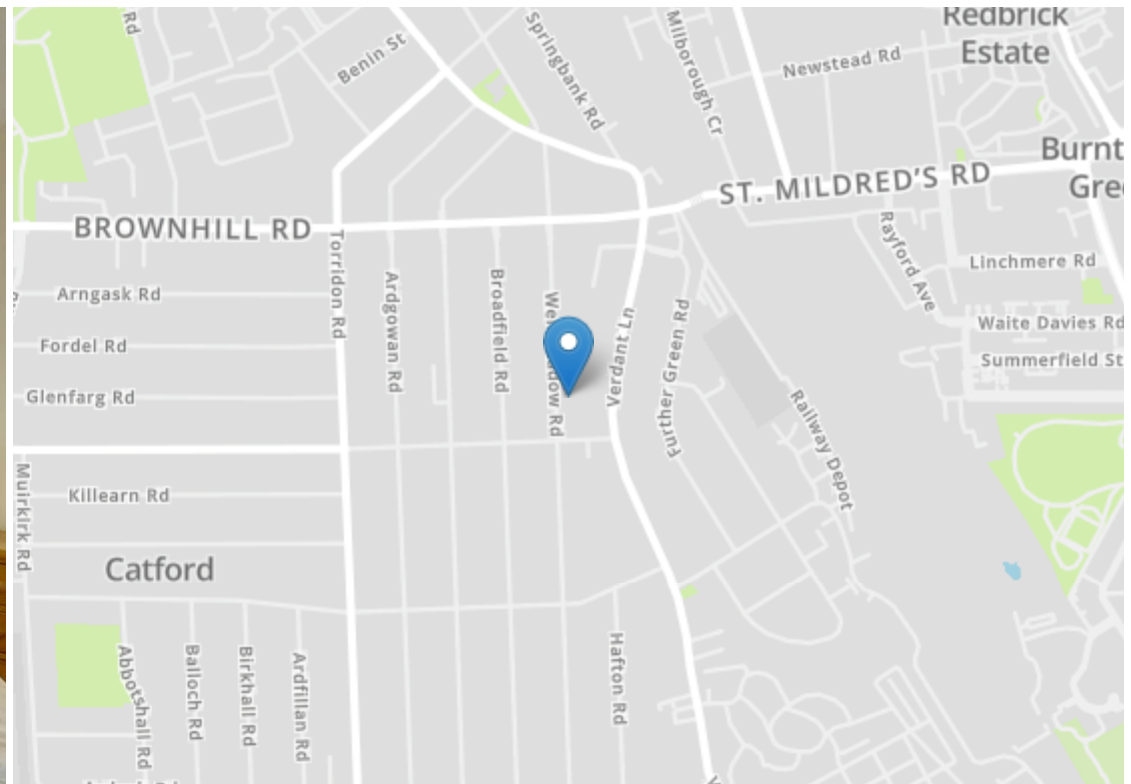


Total Area: 175.9 m² ... 1893 ft² (excluding garage, cellar)

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.







Robert Stanford Estates property particulars are produced in accordance with the Consumer Rights Act (2015) and should not be construed as a contract or offer. The contents of these property particulars are to provide a general illustration only and are inconsequential to any decisions to purchase a property. A potential buyer accepts that all representations made by these particulars are made in good faith on behalf of the seller and require verification by a buyers' legal and professional representatives prior to an exchange of contracts. We offer no guarantees for any structural component, service or appliance and while we make every effort to take accurate measurements and distances, they are illustrative only. Any reliance you place on information within these particulars is therefore strictly at your own risk.