

Stanfords

— sales & lettings —



Guide Price £650,000 Freehold
3 bedroom terraced house

Minard Road
Catford

Read all about it...

Located on the sought-after Corbett Estate in Catford, this charming Edwardian three-bedroom family home offers a perfect blend of period character and modern comfort. With modern decor throughout, the property retains some original features that add to its timeless appeal.

The large lounge with Amtico flooring and bright sash bay to the front, is complimented by the separate dining room and galley-style kitchen, on the ground floor. Upstairs there are 3 bedrooms and a stylish modern bathroom complete with a roll-top bath and separate shower. The home is thoughtfully laid out, providing a warm and functional environment for family living.

To the rear, a generously sized garden with decking offers ample outdoor space—ideal for entertaining, play, or relaxing in the warmer months. Off-street parking to the front adds convenience, while the property also boasts exciting potential to extend into the loft and to the rear (subject to planning permission), allowing room to grow with your family's needs.

A wonderful opportunity to secure a characterful and versatile home in a friendly and well-connected neighbourhood.

Tenure: Freehold | **Council Tax Band:** D

**CORBETT ESTATE
APPOX 1,052 SQFT.
LARGE 80' GARDEN**

**THREE BED TERRACED HOUSE
OFF STREET PARKING
CLOSE TO GOOD PRIMARY
SCHOOLS**

Like what you see?

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





GROUND FLOOR

Entrance Hall

Pendant light, radiator, Amtico LVT flooring, storage cupboard

Reception Room

14' 9" x 14' 0" (4.50m x 4.27m)

Pendant light, ceiling rose, front facing double glazed bay sash windows, radiator, working fireplace, Amtico LVT flooring

Dining Room

12' 2" x 12' 0" (3.71m x 3.66m)

Pendant light, rear facing double glazed sash window, radiator, fitted cupboard, wood laminate flooring

Kitchen

8' 8" x 7' 6" (2.64m x 2.29m)

Spotlights, rear facing double glazed sash window, matching wall and base units, ceramic sink with drain and mixer tap, tile splashback, tile flooring, door to garden

FIRST FLOOR

Bathroom

8' 8" x 8' 5" (2.64m x 2.57m)

Ceiling light, rear facing double glazed sash window, free standing wash basin, free standing bathtub, walk-in shower, storage cupboard, W/C, tile flooring

Bedroom

12' 2" x 11' 1" (3.71m x 3.38m)

Pendant light, rear facing double glazed sash window, radiator, fitted carpet

Bedroom

14' 9" x 11' 1" (4.50m x 3.38m)

Pendant light, front facing double glazed bay sash windows, radiator, wood laminate flooring

Bedroom

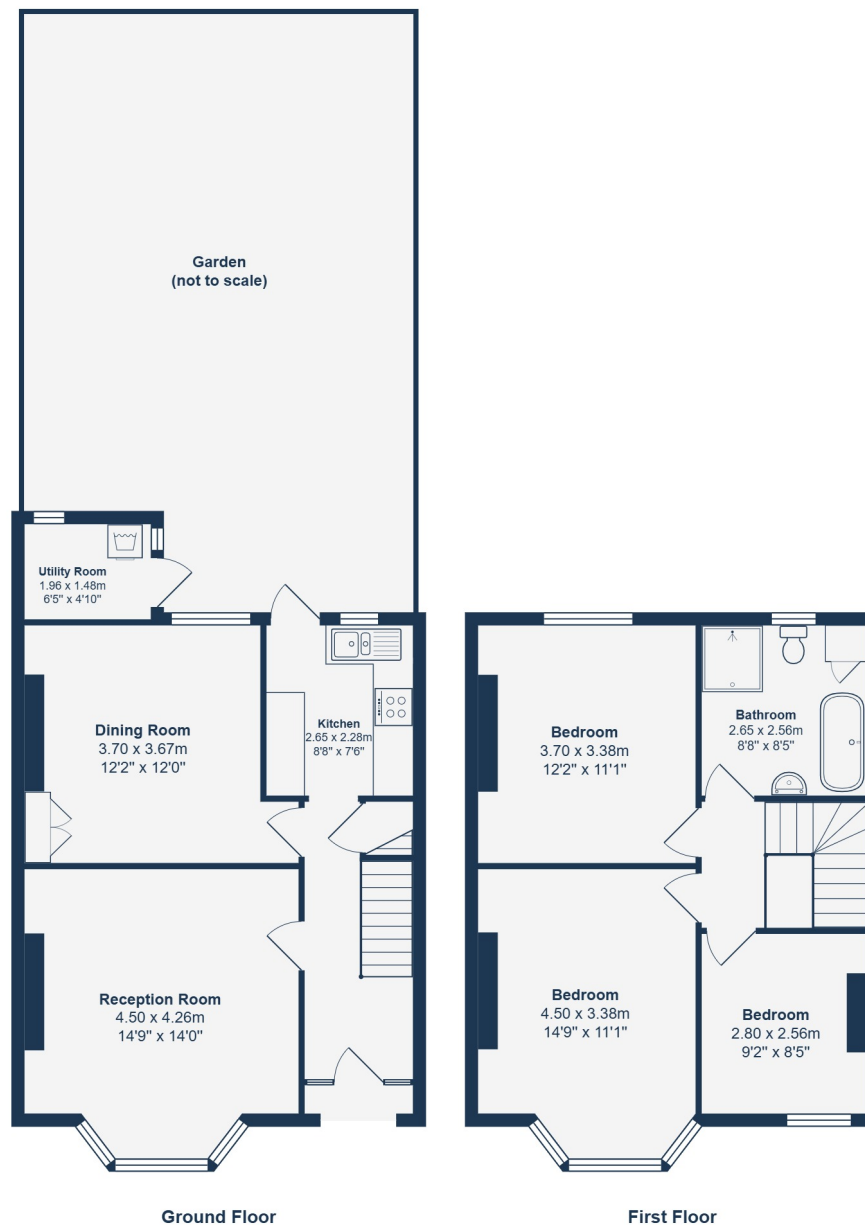
9' 2" x 8' 5" (2.79m x 2.57m)

Pendant light, front facing double glazed sash window, radiator, vinyl flooring

OUTSIDE

Garden

Wood decking, laid lawn, shed

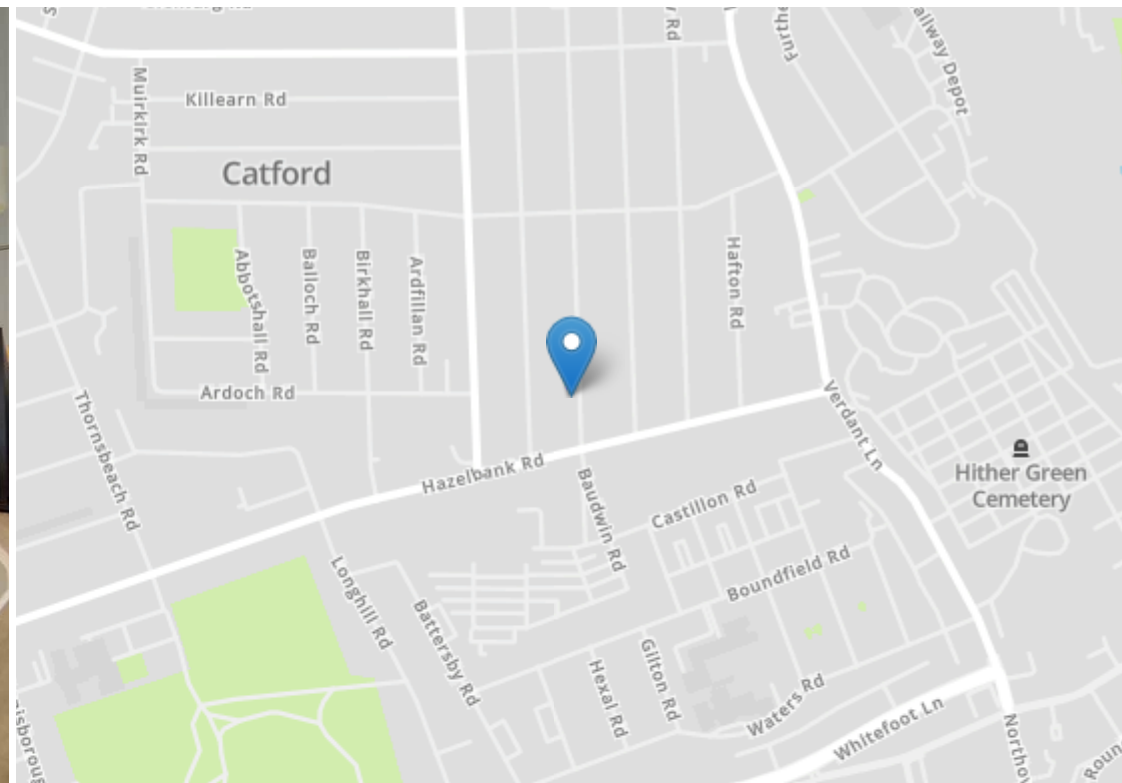


Total Area: 97.7 m² ... 1052 ft²

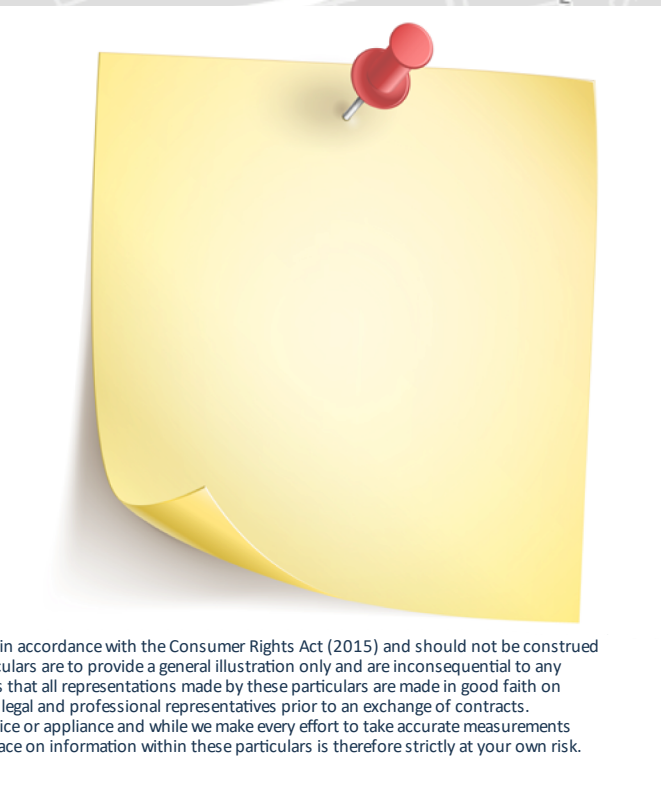
Drawn for Stanfords Sales & Lettings
 This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		88
(81-91) B		
(69-80) C	70	
(55-68) D		
(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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