



**Guide Price £625,000**  
4 bedroom terraced house

Glenfarg Road  
Catford

# Read all about it...

A beautifully presented four-bedroom, brick-fronted, terraced home located on a quiet residential road in the ever-popular Corbett Estate. Boasting just under 1100sqft of internal space, this Victorian house has been lovingly redecorated by its current owners, the ground floor consists of an open-plan lounge/dining room with large bay windows and a re-instated fireplace with French doors leading onto a well-maintained garden, perfect for entertaining or enjoying the sun. Also on the ground floor is a modern fitted kitchen and three-piece family bathroom. Upstairs, on the first floor are two double bedrooms along with an additional single room. The converted loft on the second floor comprises of a large master bedroom with Juliet balcony over looking the garden. There is also the benefit of eaves storage and an ensuite shower room.

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. Located between Hither Green and the centre of Catford, you're in close proximity to a variety of local amenities, including independent shops, cafes and restaurants as well as a short walk away from the popular Mountsfield Park. At 0.8 miles from Hither Green Station and 0.9 miles from the Twin Catford Stations, there are a range of commuter services directly into Central London.

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

## GROUND FLOOR

### Entrance Hall

Pendant light, understairs storage, storage cupboard, wood floorboards

### Lounge/Dining Room

24' 11" x 11' 4" (7.59m x 3.45m)

Pendant lights, double-glazed bay windows to the front, radiators, fireplace, built-in storage, engineered wood flooring, doors to garden

### Kitchen

7' 4" x 7' 1" (2.24m x 2.16m)

Spotlights, double-glazed windows to rear, matching wall and base units, ceramic sink with drainer and single mixer tap, tile splashback, integrated oven and electric hob, extractor hood, tile flooring

### Bathroom

6' 3" x 5' 4" (1.91m x 1.63m)

Ceiling light, double glazed window to rear, wash basin with vanity unit, heated towel rail, panel enclosed bath/shower, W/C, tile flooring

## FIRST FLOOR

### Landing

Pendant light, fitted carpet

### Bedroom

17' 0" x 9' 7" (5.18m x 2.92m)

Pendant light, double-glazed window to front, radiator, storage cupboard, fitted carpet

### Bedroom

12' 5" x 7' 6" (3.78m x 2.29m)

Pendant light, double glazed window to rear, radiator, fireplace, fitted carpet

### Bedroom

9' 2" x 6' 4" (2.79m x 1.93m)

Pendant light, double glazed window to rear, radiator, fitted carpet

## SECOND FLOOR

### Bedroom

17' 5" x 12' 0" (5.31m x 3.66m)

Spotlights, skylights, laminate flooring, Juliet balcony

### Ensuite

Spotlights, double-glazed window to rear, free-standing wash basin, heated mirror, walk-in shower, W/C, tile flooring

## OUTSIDE

### Garden

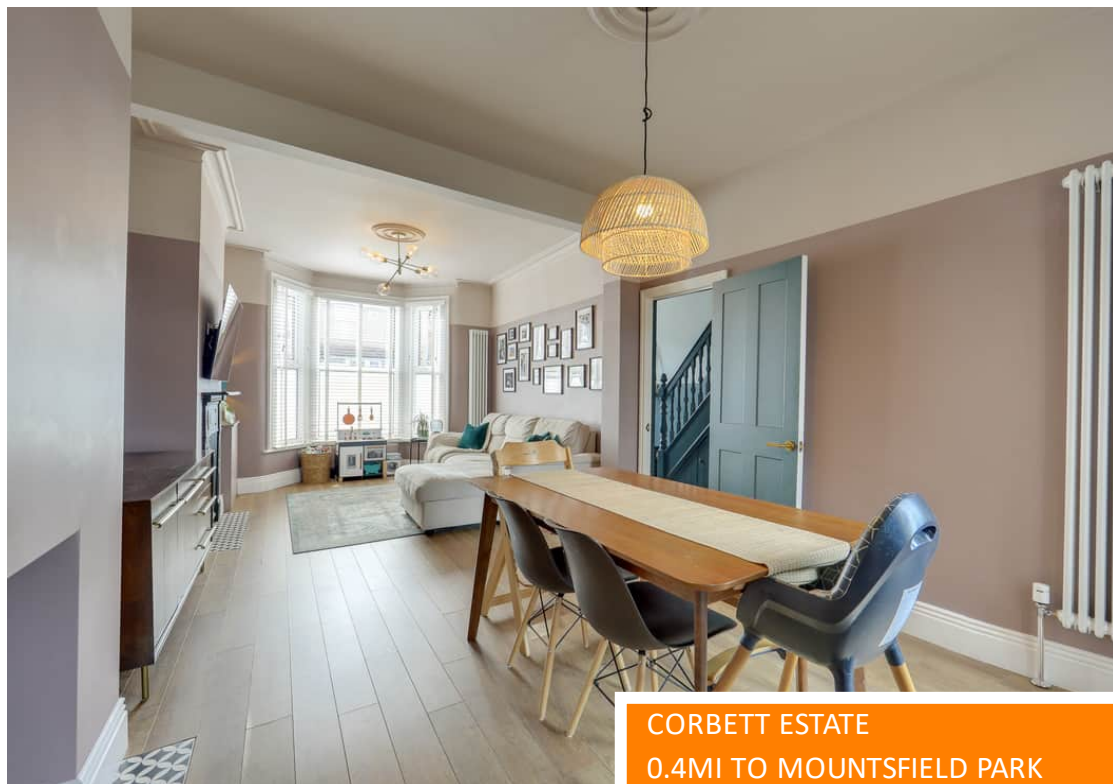
Paved area, laid lawn, raised seating area



Like what you see?

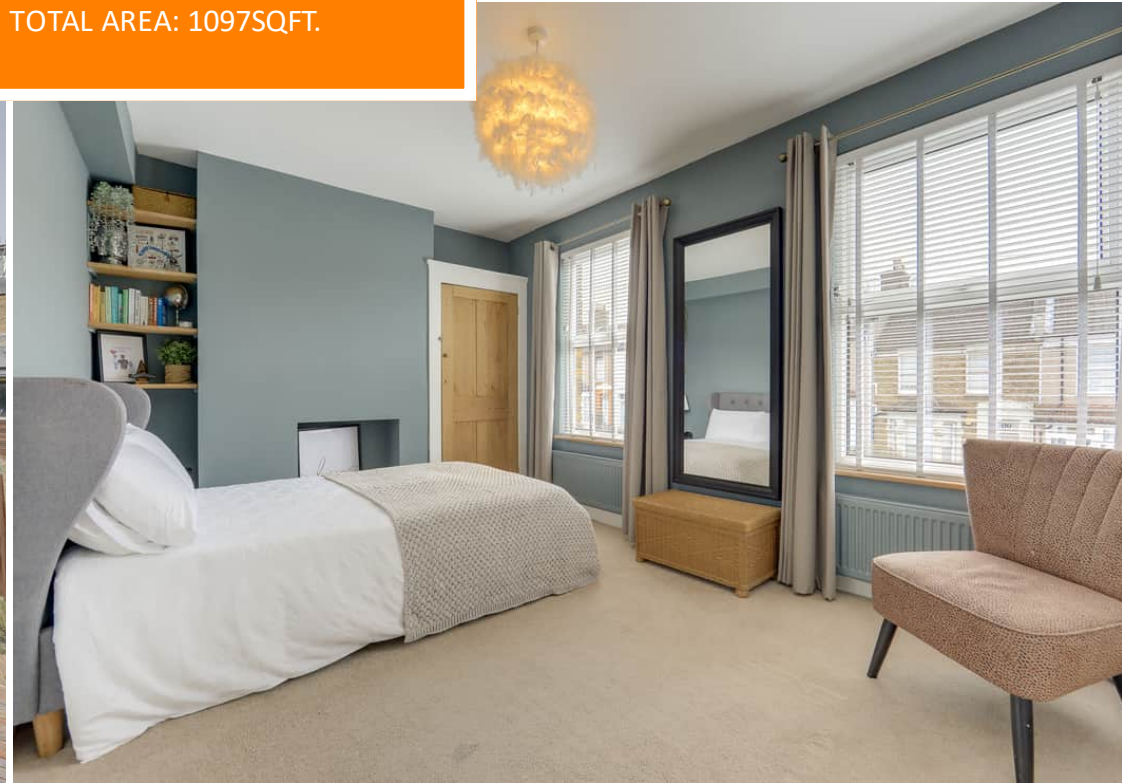
Call 020 8690 3656 or email us at [catford@stanfordstates.london](mailto:catford@stanfordstates.london) to arrange a viewing or request further information

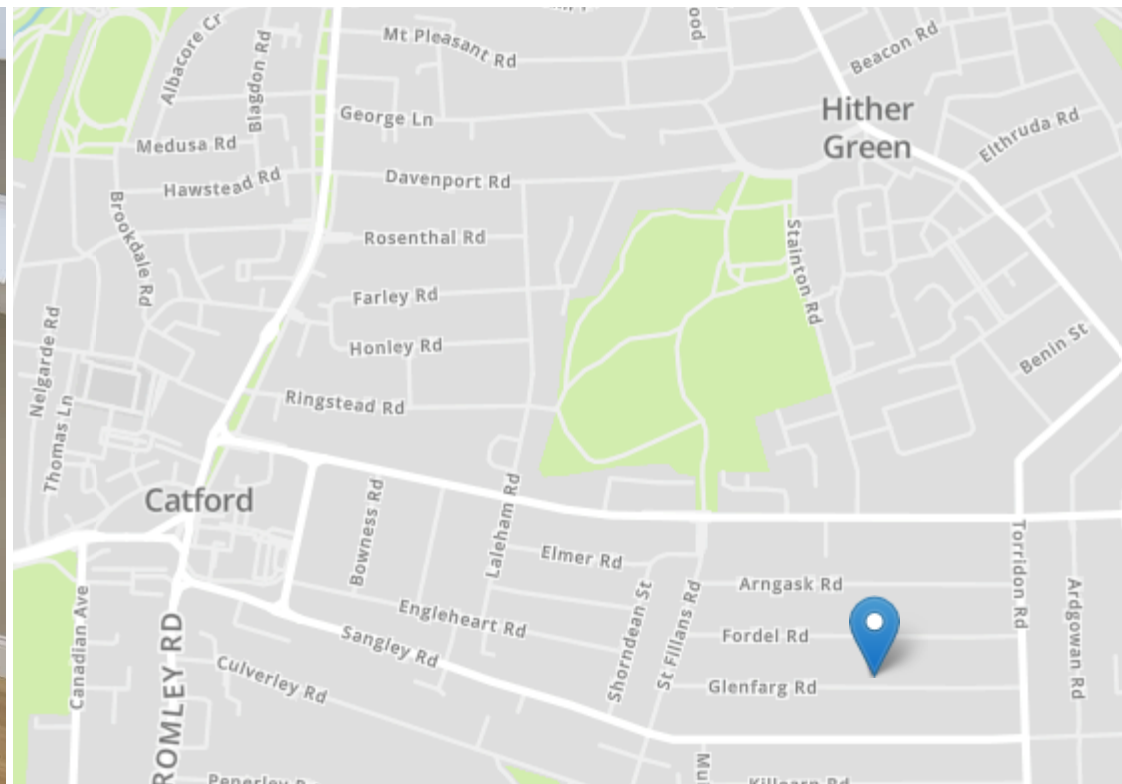
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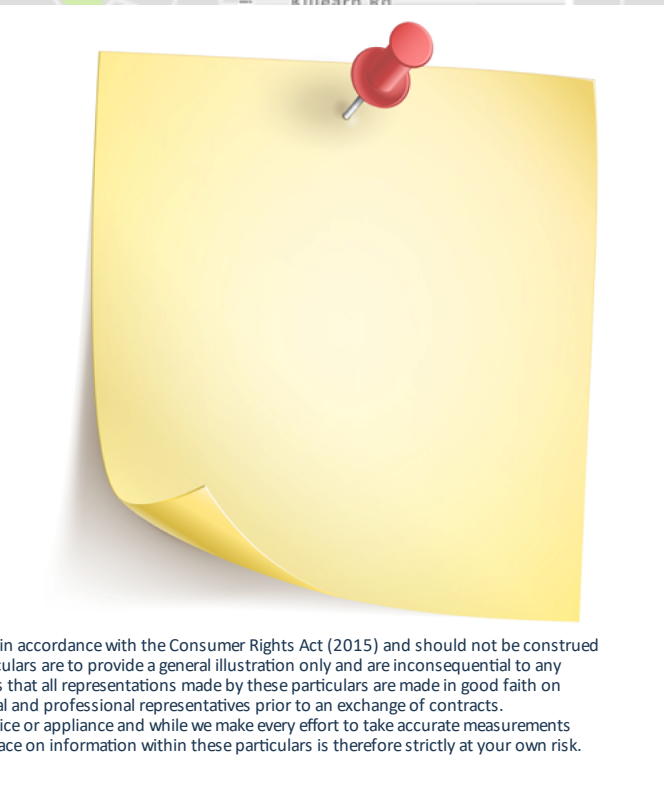
CORBETT ESTATE  
0.4MI TO MOUNTSFIELD PARK  
0.9MI TO TWIN CATFORD  
STATIONS

FOUR BEDROOMS  
0.8MI TO HITHER GREEN STATION  
TOTAL AREA: 1097SQFT.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	62	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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