

Stanfords
— sales & lettings —



Guide Price £775,000 Freehold
4 bedroom terraced house

Hazelbank Road
Catford

Read all about it...

A spectacular four-bedroom terraced house, perfectly positioned in the sought-after Corbett Estate, renowned for its alluring architecture. This house is no exception, showcasing the area's distinctive charm.

Lovingly renovated throughout, this property seamlessly blends enchanting period features with contemporary interior design. Stepping inside, the welcoming entrance hall leads to the front lounge, which boasts sash bay windows, beautiful ornate period features including an elaborate ceiling rose and cornicing, and a working fireplace. The thoughtfully designed kitchen/diner maintains the property's period charm while creating functional and clearly defined spaces for cooking and dining, making it ideal for entertaining guests. Additionally, there is a downstairs utility room and guest WC.

The period charm and beautiful decor continue upstairs, where you'll find a stunning four-piece bathroom suite, flooded with natural light from sash windows at the rear, and three bedrooms on the first floor—two good-sized doubles and a third smaller room, perfect as a home office or nursery. The loft has been extended to create a bright and spacious double bedroom with ample storage space.

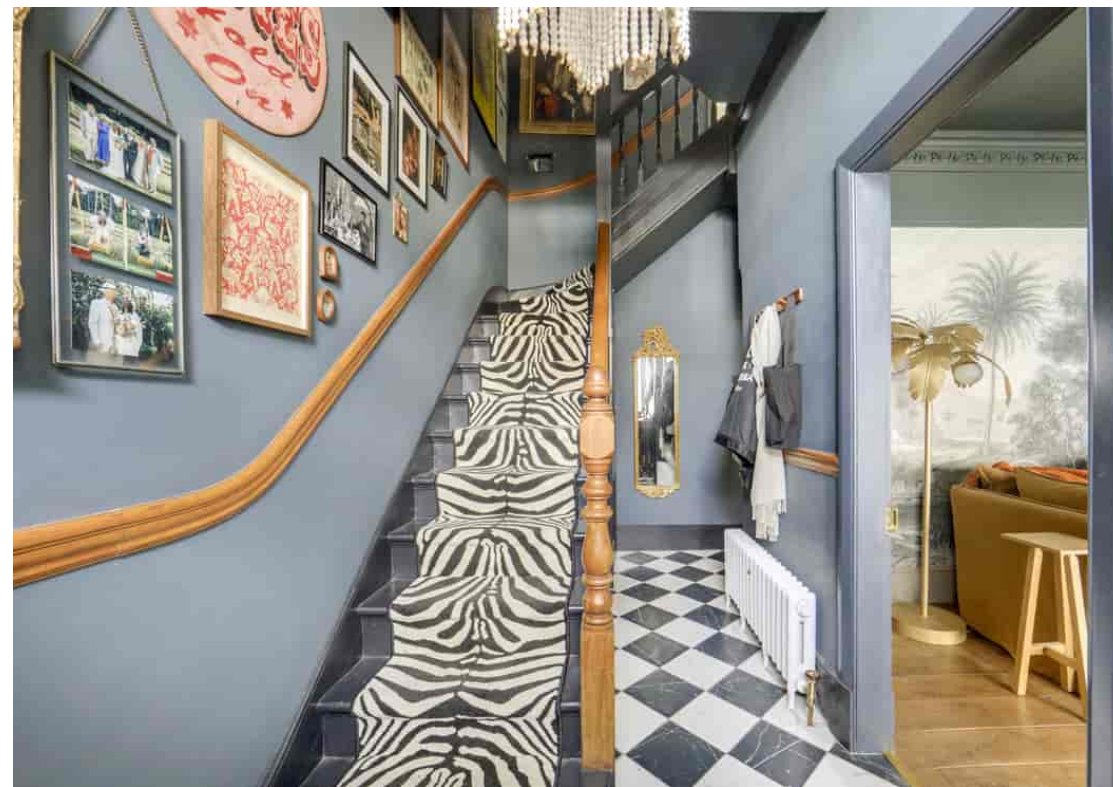
Stepping outside, the south-facing garden has been lovingly landscaped, featuring a large patio area perfect for lounging in the sun and alfresco dining. A paved pathway winds through the lush green lawn and mature plant borders to an outdoor studio/home office at the rear of the garden.

Located on Hazelbank Road, this home offers all the benefits of living close to Hither Green with its quaint village feel, friendly local shops, cafes, and welcoming pubs. It is also near the bustling town centre in Catford, which offers a variety of supermarkets, high street brands, and eclectic places to eat and drink. Popular with families, Hazelbank Road is well situated for good nurseries and schools, as well as plenty of green open spaces, including the beautiful Forster Memorial Park.

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

**CORBETT ESTATE
RENOVATED THROUGHOUT
DRIVEWAY**

**4 BED FAMILY HOME
SOUTH FACING GARDEN WITH
STUDIO
APPROX 1,510 SQFT.**



Like what you see?

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GROUND FLOOR

Living Room

14' 2" x 12' 7" (4.32m x 3.84m)

Double-glazed sash bay windows, pendant ceiling light, cast iron fireplace, column radiator, wood flooring.

Kitchen/Diner

20' 1" x 12' 1" (6.12m x 3.68m)

Double-glazed sash windows and door to garden, pendant ceiling lights, fitted kitchen units, double butler sink with mixer tap, integrated dishwasher, oven with gas hob and extractor hood, column radiator, Herringbone wood flooring.

Utility Room

6' 4" x 5' 4" (1.93m x 1.63m)

Double-glazed sash window, ceiling light, fitted base unit with butler sink, plumbing for washing machine, cupboard housing combi boiler, tile flooring.

WC

Pendant ceiling light, wall-mounted washbasin, WC, tile flooring.

FIRST FLOOR

Bedroom

12' 7" x 11' 5" (3.84m x 3.48m)

Double-glazed sash bay windows, pendant ceiling light, column radiator, wood flooring.

Bedroom

12' 1" x 11' 5" (3.68m x 3.48m)

Double-glazed sash window, pendant ceiling light, cast iron fireplace, fitted wardrobes, column radiator, fitted carpet.

Bedroom

9' 2" x 8' 4" (2.79m x 2.54m)

Double-glazed sash window, pendant ceiling lights, column radiator, wood flooring.

Bathroom

8' 9" x 8' 4" (2.67m x 2.54m)

Double-glazed sash windows, wall mounted lights, walk-in shower, freestanding bathtub, washbasin on vanity unit, WC, heated towel rail, tile flooring.

SECOND FLOOR

Bedroom

Velux roof windows, inset ceiling spotlights, fitted wardrobe and shelving units, radiator, wood flooring.

OUTSIDE

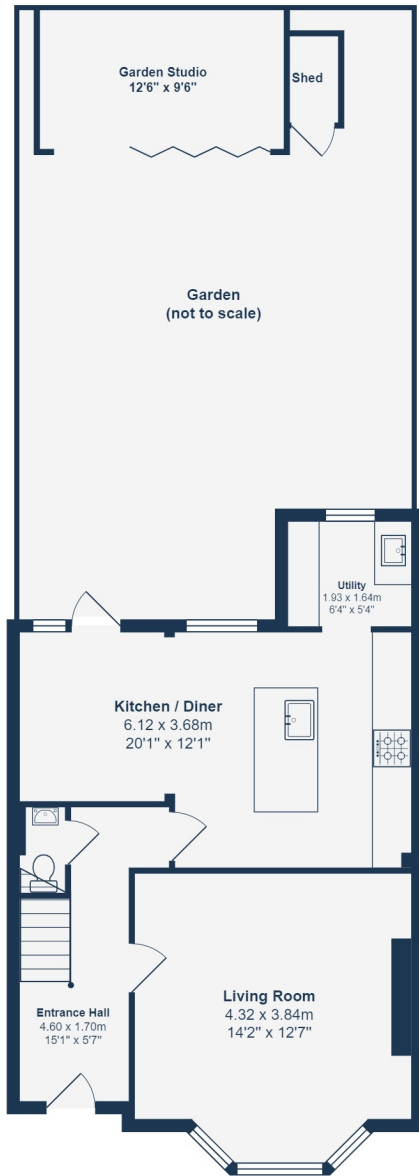
Garden Studio

12' 6" x 9' 6" (3.81m x 2.90m)

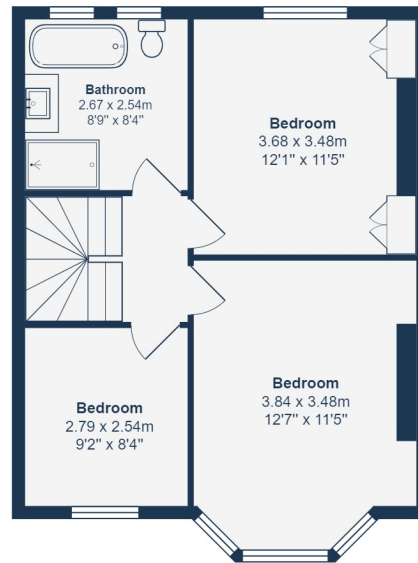
Bi-folding doors, power supply, laminate wood flooring.

Garden

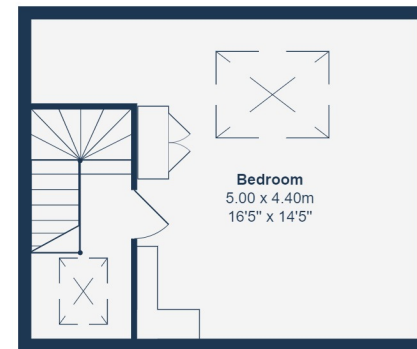
Wood decking to front with wooden log store, leading to landscaped lawn, mature plants and paved pathway to garden studio and storage shed.



Ground Floor
Area: 60.3 m² ... 650 ft²



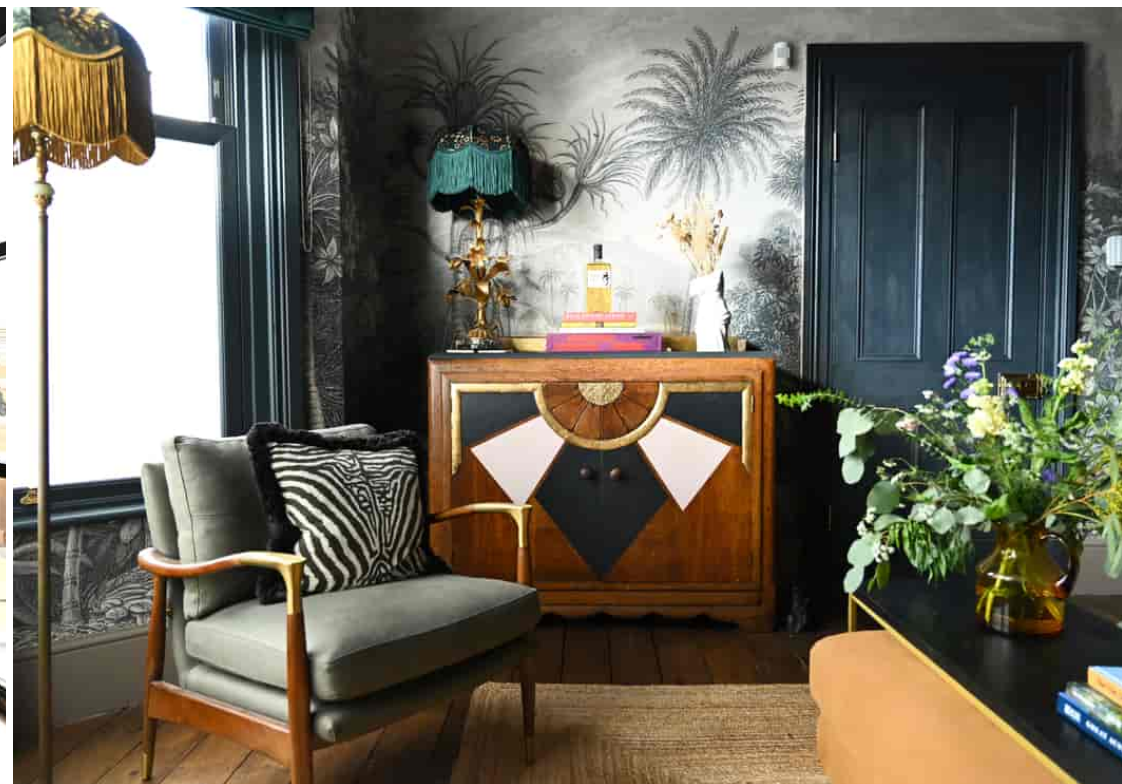
First Floor
Area: 48.1 m² ... 517 ft²



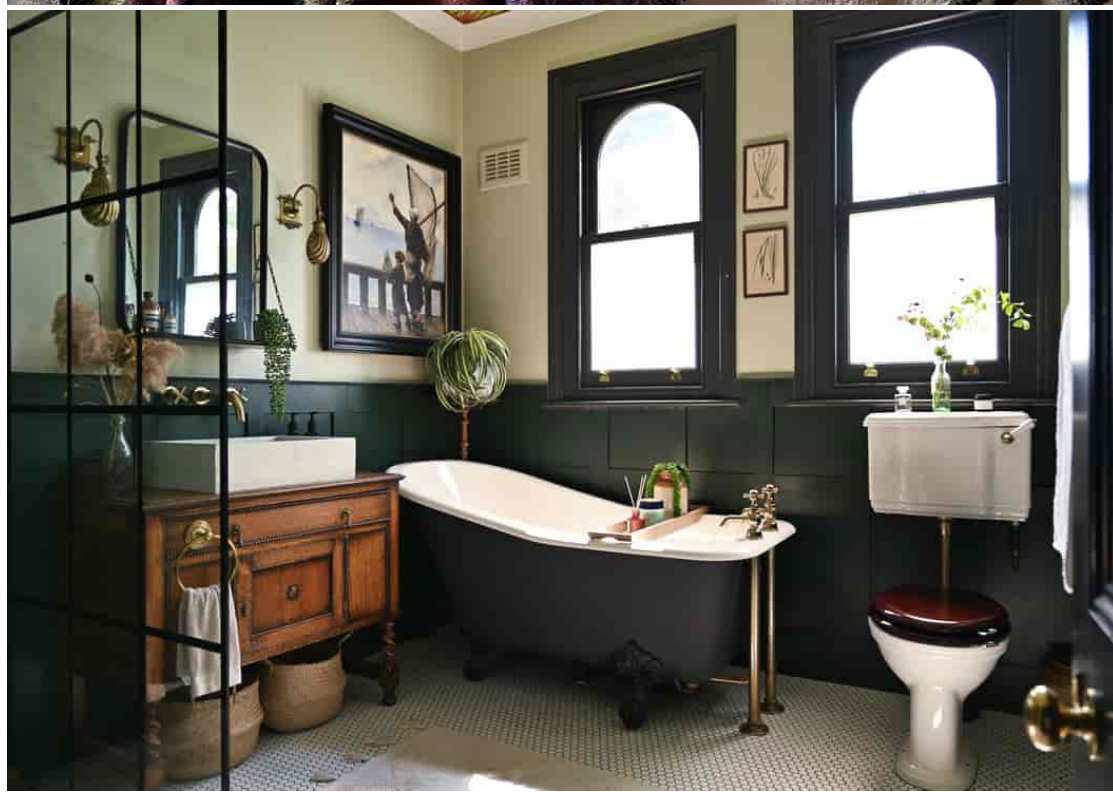
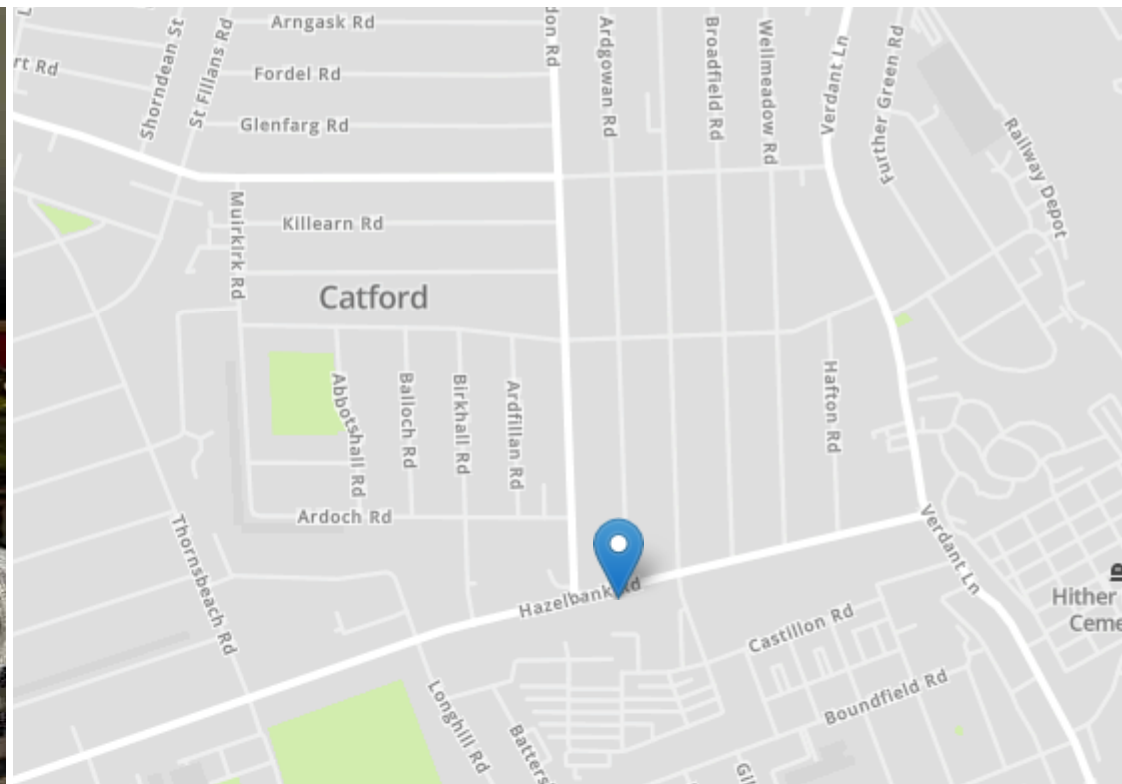
Second Floor
Area: 30.3 m² ... 326 ft²

Total Area: 138.7 m² ... 1493 ft² (excluding garden, garden studio & 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.







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(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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