

# Stanfords

— sales & lettings —



**Guide Price £900,000 Freehold**

4 bedroom terraced house

Broadfield Road

Catford



## Read all about it...

A beautiful red brick, double fronted, house in the ever-popular Corbett Estate. Boasting over 1,300sqft. of living space including 2 reception rooms, 4 bedrooms and 3 bathrooms, this house is already ample size for a growing family but also offers the potential to extend STPP, to create an even more substantial home.

On the ground floor are the 2 great sized reception rooms with original sash bay windows to the front, whilst to the rear there is a large kitchen and separate utility and shower rooms. Outside is a spacious garden with patio seating area leading to lawn, mature shrub borders and useful shed. Upstairs are 3 double bedrooms including the master with ensuite which is an impressive 16'1" x 15'. There's also further 4th bedroom and family bathroom. The property also benefits from a cellar and off-street parking.

Broadfield Road itself is a quiet, tree-lined, residential road in close proximity to popular local primary schools and parks, and within easy reach of Hither Green Station, providing excellent transport links and a variety of local shops and delightful places to eat and drink.

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

**CHAIN FREE!**  
**DOUBLE FRONTED FAMILY HOME**  
**0.7MI TO MOUNTSFIELD PARK**  
**OFF - STREET PARKING**

**CORBETT ESTATE**  
**TOTAL AREA: 1,328SQFT.**  
**0.8MI TO HITHER GREEN STATION**



**Like what you see?**

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



## GROUND FLOOR

### Entrance Hall

Inset spotlights, dado rail, radiator, engineered wood flooring. Doors to:

### Reception Room

15' 8" x 11' 1" (4.78m x 3.38m)

Pendant ceiling light, picture rail, single glazed sash bay windows to front, shutters, radiator, engineered wood flooring.

### Reception Room

18' 4" x 11' 2" (5.59m x 3.40m)

Pendant ceiling light, picture rail, single glazed sash bay windows to front, shutters, fireplace, radiator, engineered wood flooring.

### Kitchen

Inset spotlights, single glazed sash window to rear, fitted kitchen with matching wall and base units, laminate worktop with tiled splashback, stainless steel 1 1/2 sink with drainer, electric hob with extractor hood, electric oven, space for fridge/freezer, integrated dishwasher, radiator, tiled flooring.

### Utility

7' 4" x 6' 2" (2.24m x 1.88m)

Inset spotlights, single glazed sash window to rear, matching tower and base units, solid wood worktop with tiled splashback, double ceramic butler sink, radiator, engineered wood flooring.

### Shower Room

Inset spotlights, single glazed sash window to rear, walk in shower with glass screen, WC, corner basin, tiled splashback, traditional heated towel rail, tiled flooring.

## FIRST FLOOR

### Landing

Inset spotlights, single glazed sash window to rear, dado rail, radiator, engineered wood flooring.

### Bedroom

16' 1" x 15' 0" (4.90m x 4.57m)

Pendant ceiling light, picture rail, single glazed sash windows to front, shutters, radiator, engineered wood flooring.

### Ensuite

Inset spotlights, tiled splashback, walk in shower cubicle, pedestal basin, WC, heated towel radiator, tiled flooring.

### Bedroom

15' 0" x 11' 1" (4.57m x 3.38m)

Pendant ceiling light, picture rail, single glazed sash bay window to front, shutters, radiator, engineered wood flooring.

### Bedroom

10' 8" x 10' 2" (3.25m x 3.10m)

Pendant ceiling light, picture rail, single glazed sash window to rear, radiator, engineered wood flooring.

### Bathroom

Inset spotlights, single glazed sash window to rear, tiled splashback, freestanding bath with over shower and curtain rail, pedestal basin, WC, heated towel radiator, tiled flooring.

### Bedroom

10' 8" x 5' 11" (3.25m x 1.80m)

Pendant ceiling light, picture rail, single glazed sash window to rear, radiator, engineered wood flooring.

## CELLAR

## OUTSIDE

### Garden

Paved patio area leading to lawn and flower bed borders with mature shrubs. Shed to rear.





Cellar

**Ground Floor**  
Area: 61.1 m<sup>2</sup> ... 658 ft<sup>2</sup>

**First Floor**  
Area: 62.2 m<sup>2</sup> ... 670 ft<sup>2</sup>

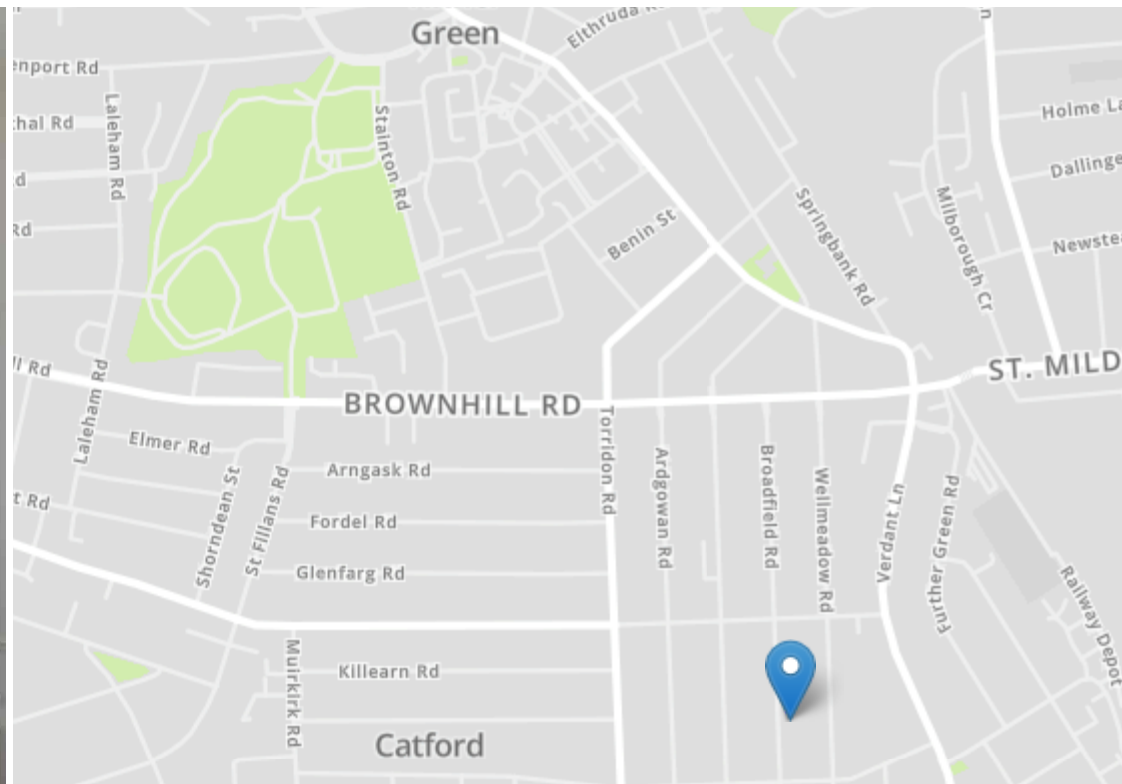
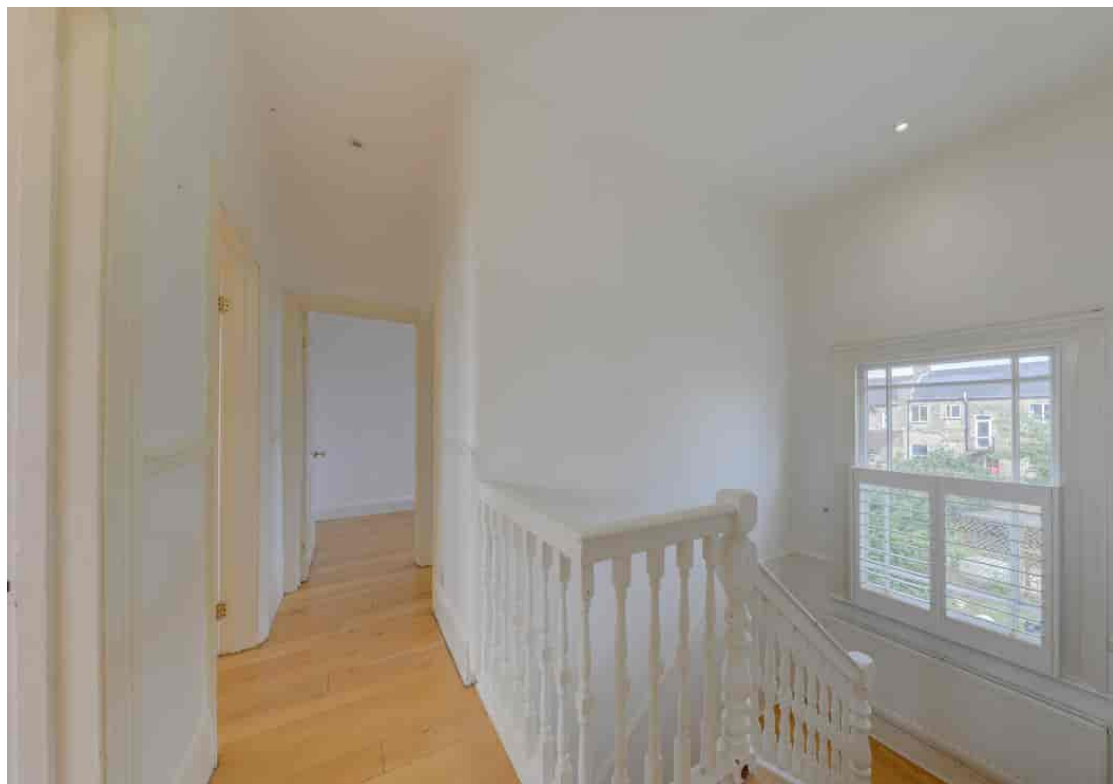
Total Area: 123.4 m<sup>2</sup> ... 1328 ft<sup>2</sup> (excluding cellar, shed)

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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>	60	
(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	



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.