

# Stanfords

— sales & lettings —



**Guide Price £675,000 Freehold**  
3 bedroom terraced house

Fordel Road  
Catford



## Read all about it...

Offered to the market with no onward chain, this beautifully presented three-bedroom home is nestled on Fordel Road, a quiet residential street within the sought-after Corbett Estate, renowned for its stunning period architecture and strong sense of community.

Blending period charm with modern style, the ground floor features a welcoming entrance hall leading to a bright and spacious living room, where sash bay windows fill the space with natural light and a fireplace adds warmth and character. To the rear, the open-plan kitchen and dining room is perfect for both entertaining and everyday family life, boasting sleek modern units, integrated appliances, and another charming fireplace. Additional conveniences include a downstairs WC and a cleverly built-in utility cupboard under the stairs.

Stepping outside, the south-facing garden is an idyllic retreat. A spacious raised decking area is ideal for alfresco dining, while the generous lawn offers plenty of space for play. To the rear, a pergola-covered seating area provides the perfect spot to relax and unwind.

Upstairs, three well-proportioned bedrooms include two generous doubles with built-in storage. The beautifully designed bathroom features a luxurious freestanding bathtub and a walk-in shower, creating a spa-like sanctuary.

Located within a mile of Hither Green and Catford stations, this home offers excellent transport links into Central London. The area boasts local shops, restaurants, nurseries, and schools, while Mountsfield and Forster Memorial Parks provide ample green space for outdoor activities and leisurely walks. A stunning period home in a thriving community—early viewing is highly recommended.

**Council Tax:** Lewisham band D

**THREE BED TERRACED HOUSE  
BEAUTIFULLY PRESENTED THROUGHOUT  
CORBETT ESTATE**

**NO ONWARD CHAIN!  
SOUTH FACING GARDEN  
0.7MI TO HITHER GREEN STATION**



**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



## GROUND FLOOR

### Entrance Hall

Pendant ceiling light, understairs storage cupboard and cupboard housing washing machine, radiator, wood flooring.

### Reception Room

4.24m x 3.76m (13' 11" x 12' 4")

Double-glazed sash bay windows, plantation shutters, fireplace, alcove shelving and cabinet, radiator, fitted carpet.

### Kitchen / Diner

6.08m x 3.83m (19' 11" x 12' 7")

Double-glazed window and door to garden, pendant ceiling light, inset ceiling spotlights, fitted kitchen units, sink with mixer tap and boiling water tap, integrated dishwasher, fridge, freezer, microwave, oven and gas hob, extractor hood, fireplace, radiator, wood flooring.

### WC

1.96m x 1.39m (6' 5" x 4' 7")

Double-glazed window, ceiling light, washbasin, WC, heated towel rail, cupboard housing boiler, wood flooring.

## FIRST FLOOR

### Bedroom

4.00m x 3.49m (13' 1" x 11' 5")

Double-glazed sash bay windows, plantation shutters, pendant ceiling light, built-in wardrobe, radiators, fitted carpet.

### Bedroom

3.59m x 3.49m (11' 9" x 11' 5")

Double-glazed sash window, pendant ceiling light, built-in cupboard, radiator, fitted carpet.

### Bedroom

2.95m x 2.50m (9' 8" x 8' 2")

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

### Bathroom

2.59m x 2.50m (8' 6" x 8' 2")

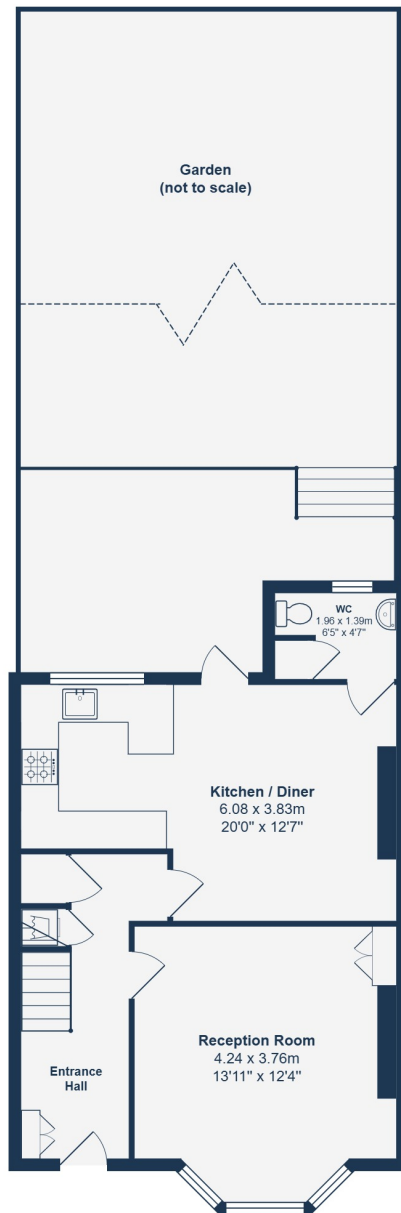
Double-glazed window, plantation shutters, inset ceiling spotlights, walk-in shower, freestanding bathtub, washbasin on vanity unit, WC, heated towel rail, tile flooring.

## OUTSIDE

### Garden

Raised decking leading garden with pergola and storage shed to rear.





Ground Floor



First Floor

Total Area: 100.0 m<sup>2</sup> ... 1077 ft<sup>2</sup>

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.

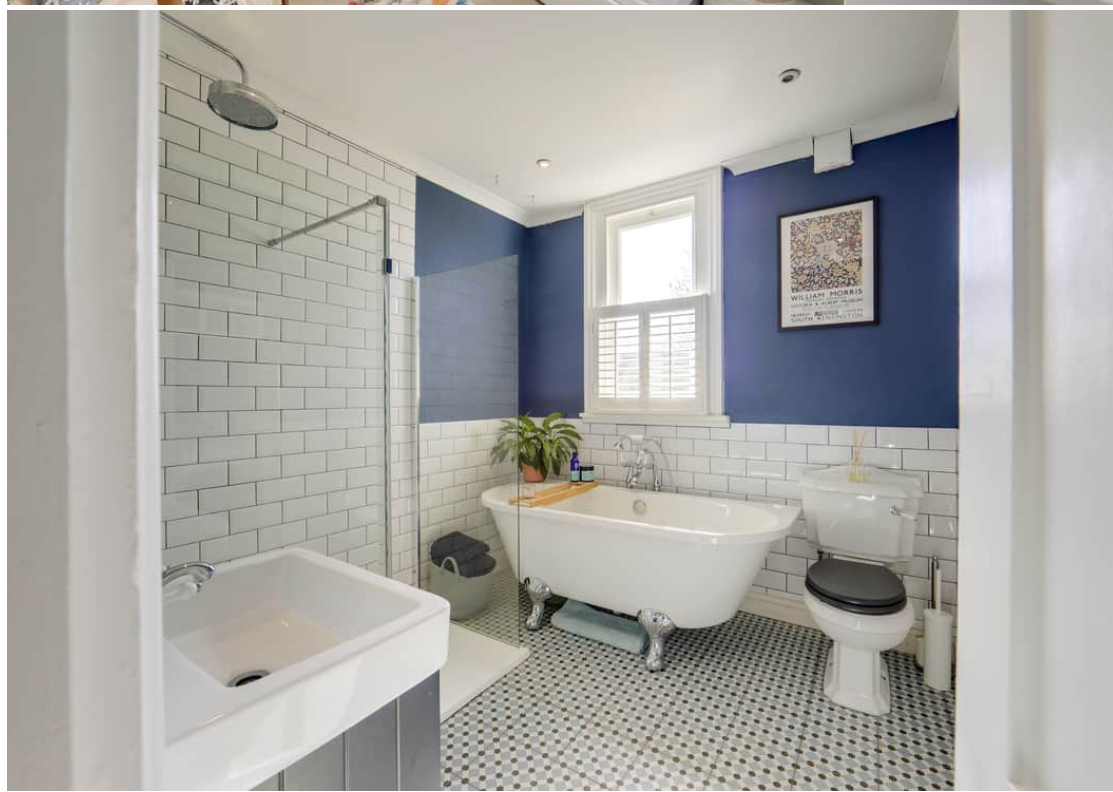
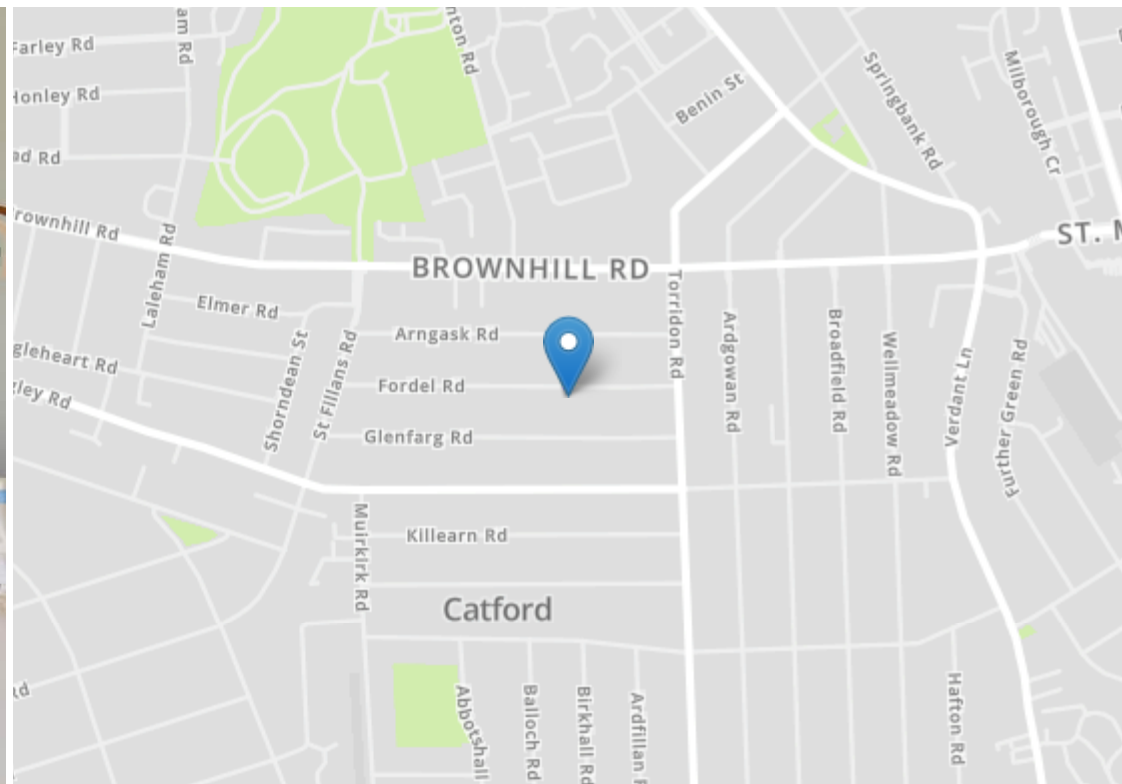












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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