

# Stanfords

— sales & lettings —



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

Sandhurst Road  
Catford

# Read all about it...

A three-bedroom period terraced house with two further rooms located on Sandhurst Road in the Corbett Estate in Catford offering massive potential. The property comprises a generous 14'11" by 14" lounge with large bay windows to the front of the property, a three-piece bathroom and office room to the rear and an open plan kitchen and dining room leading to garden.

The first floor consists of two generous double bedrooms with a third bedroom that can double as office space and a four-piece family bathroom. This property is ideal for buyers looking to put their own stamp on the property.

The Corbett Estate is a family-dominated area with a strong community feel to it, falling within the catchment of sought-after primary schools. Commuter links are also available to a choice of London Stations, whether you need access to the City with trains to London Bridge, Blackfriars, and Cannon Street from Hither Green, Bellingham or the twin Catford Stations.

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

## GROUND FLOOR

### Entrance Hall

Pendant light, picture rail, dado rail, storage cupboard, stairs with fitted carpet leading to the first floor, wood effect flooring.

### Living Room

4.54m x 4.26m (14' 11" x 14' 0")

Pendant light, sash bay window, picture rail, fireplace, radiator, covered flooring.

### Kitchen/Dining Room

7.75m x 3.50m (25' 5" x 11' 6")

Kitchen Area: Spotlights, windows, matching base units, linoleum top surfaces, sink with drainer, overhead fan extractor, wood effect flooring.

Dining Room Area: Spotlights, dado rail, radiator, wood effect flooring.

### Office

2.61m x 2.44m (8' 7" x 8' 0")

Pendant light, radiator, wood effect flooring.

### Shower Room

1.90m x 1.55m (6' 3" x 5' 1")

Spotlights, 3 white piece suite, wood effect flooring.

## FIRST FLOOR

### Landing

Pendant light, wood effect flooring.

### Bedroom

4.72m x 3.58m (15' 6" x 11' 9")

Pendant light, sash bay window, picture rail, dado rail, radiator, wood effect flooring.

### Bedroom

3.65m x 3.58m (12' 0" x 11' 9")

Spotlights, window, picture rail, radiator, wood effect flooring.

### Bedroom

2.95m x 2.36m (9' 8" x 7' 9")

Spotlights, window, picture rail, dado rail, radiator, wood effect flooring.

### Bathroom

2.61m x 2.36m (8' 7" x 7' 9")

Spotlights, frosted window, picture rail, dado rail, vanity sink unit, tiled walls, bathtub, freestanding shower with rainfall shower head and glass divider, WX, wood effect flooring.

## SECOND FLOOR

### Landing

Pendant light, wood effect flooring.

### Bedroom

5.61m x 2.12m (18' 5" x 6' 11")

Spotlights, windows, skylight, dado rail, radiator, wood effect flooring.

### Bedroom

2.81m x 2.56m (9' 3" x 8' 5")

Spotlights, windows, radiator, wood effect flooring.

### Shower Room

3.15m x 1.86m (10' 4" x 6' 1")

Spotlights, 3 white piece suite, wood effect flooring.

## OUTSIDE

### Garden

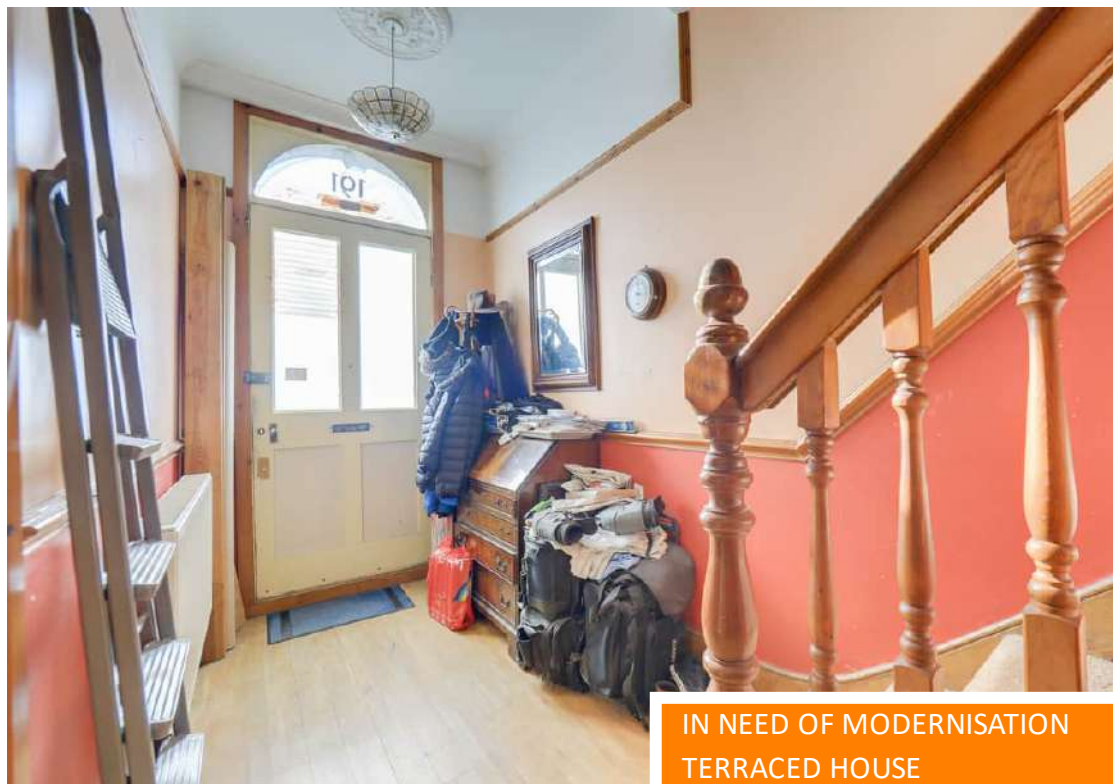
Garden surrounded by wooden fence with attached lights.



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

[www.stanfordstates.london](http://www.stanfordstates.london)

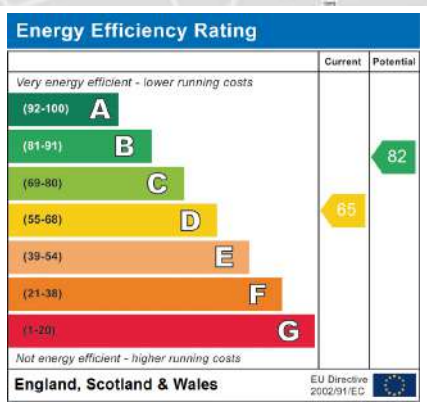
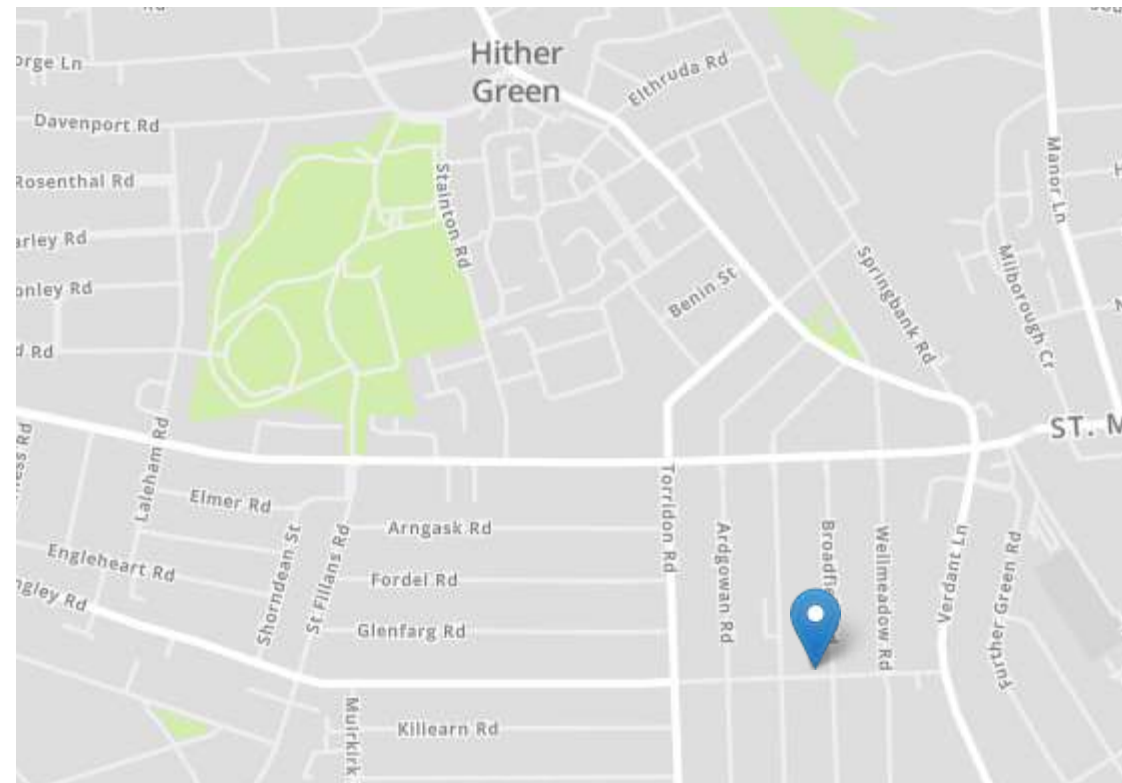


IN NEED OF MODERNISATION  
TERRACED HOUSE  
0.6MI TO MOUNTSFIELD PARK



CORBETT ESTATE  
TOTAL AREA - 1,637SQFT.  
0.8MI TO HITHER GREEN  
STATION





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.