



**Guide Price £825,000**  
4 bedroom terraced house

Wellmeadow Road  
Catford



# Read all about it...

An amazing opportunity to purchase a substantial terraced 4 double bedroom, double fronted 'Corbett' house on the desirable Wellmeadow Road right on the borders of Hither Green. Situated within 0.5 miles of Hither Green Station and local amenities, this property would make for the perfect opportunity for you to put your own stamp on. There is also the added benefit of being brick fronted and there is also the potential for development for a rear extension and loft conversion (STP).

Boasting over 1,600sqft of internal space the house comes with bundles of potential and consists of two bright and spacious reception rooms to the front of the property with large bay windows that allow for a lot of natural light, a kitchen, shower room and utility room off the back and leading on to a large west facing garden. On the first floor are three generous double bedrooms along with an additional room that can be used as an office or nursery and a three-piece family bedroom.

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 E

## GROUND FLOOR

### Entrance Hall

1.78m x 5.79m (5' 10" x 19' 0")

Pendant light, under stairs storage, radiator, tiled flooring.

### Reception Room

3.77m x 5.04m (12' 4" x 16' 6")

Pendant light, large bay window, picture rail, alcove shelving, radiator, laminate flooring.

### Kitchen

3.59m x 3.77m (11' 9" x 12' 4")

Baton light, window, matching wall and base units, laminate work surfaces, electric oven and hob, stainless steel sink, radiator, tiled flooring.

### Shower Room

2.48m x 3.43m (8' 2" x 11' 3")

Spotlight, window, tiled surround, walk-in shower, utility space, WC, sink, tiled flooring.

### Utility Room

1.69m x 1.71m (5' 7" x 5' 7")

## FIRST FLOOR

### Bedroom

4.01m x 4.96m (13' 2" x 16' 3")

Pendant light, bay window, storage cupboard, radiator, laminate flooring.

### Bedroom

2.13m x 3.67m (7' 0" x 12' 0")

Pendant light, window, radiator, laminate flooring.

### Bathroom

1.53m x 2.68m (5' 0" x 8' 10")

Spotlight, sash window, bathtub, sink, WC, tiled flooring.

### Bedroom

3.47m x 3.67m (11' 5" x 12' 0")

Pendant light, sash window, alcove shelving, radiator, laminate flooring.

### Bedroom

4.96m x 5.16m (16' 3" x 16' 11")

Pendant light, large windows, bricked fireplace, radiator, laminate flooring.

## GARDEN

### Garden

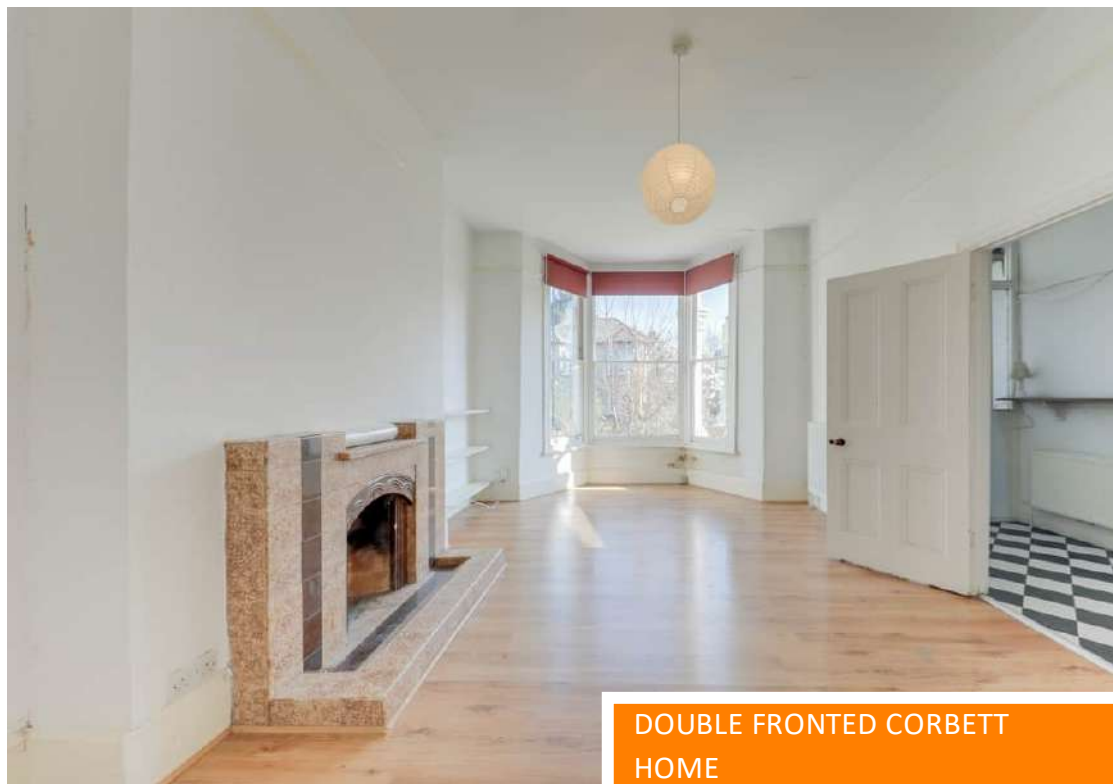
Patioed dining area, tiered garden, lawn, raised flowerbeds.



Like what you see?

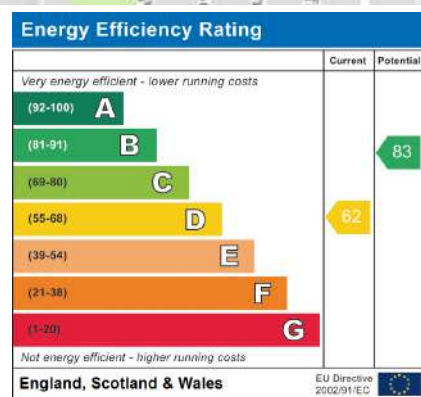
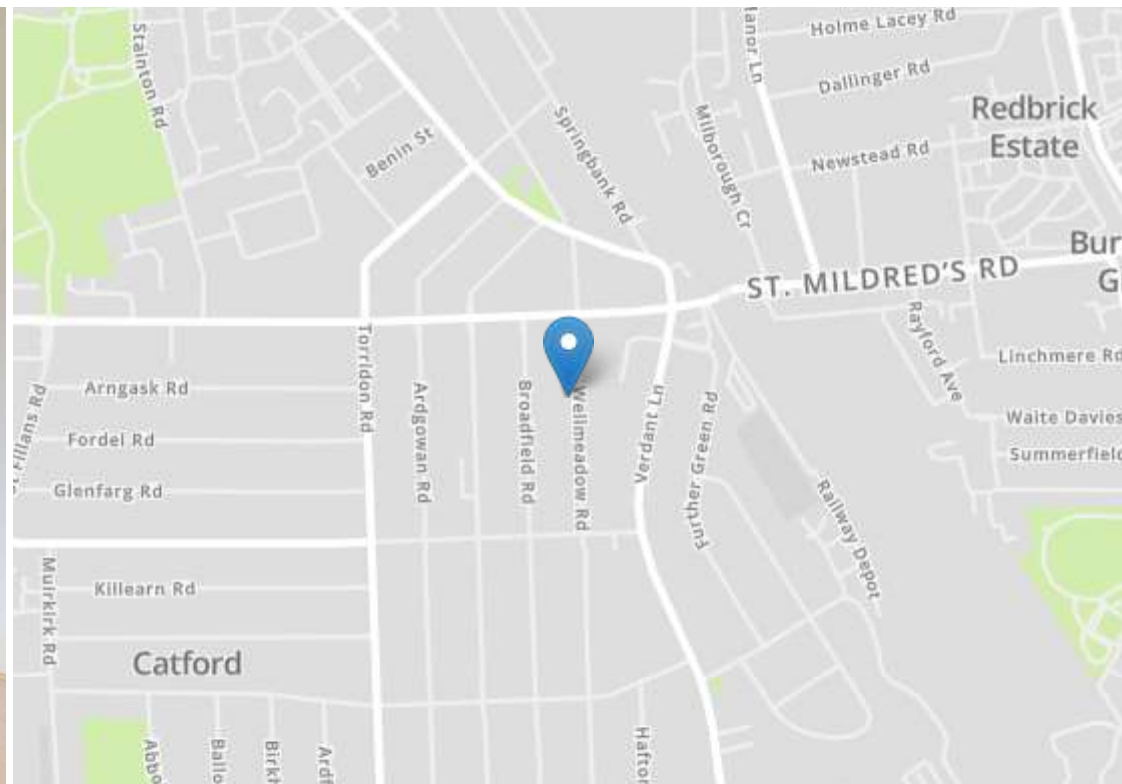
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DOUBLE FRONTED CORBETT HOME  
TOTAL AREA - 1,647SQFT.  
0.5 MI TO HITHER GREEN STATION CATFORD/HITHER GREEN BORDERS  
FOUR BEDROOMS TERRACED HOUSE





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