



**Guide Price £800,000 Freehold**  
4 bedroom end of terrace house

Abbotshall Road  
Catford

# Read all about it...

**\*\*GUIDE PRICE: £800,000-£825,000\*\***

A beautiful example of a spacious Corbett house, this home is perfect for a growing family looking for extra space. Offering almost 1600sqft of internal space, the property consists of a bright and airy lounge that allows in an abundance of natural light from the large bay windows, a modern fitted kitchen, utility room and separate W/C, along with the dining room to the back of the property.

Upstairs, on the first floor are two spacious double bedrooms and a three-piece family bathroom along with an additional room. The second floor consists of a generous double bedroom with an ensuite bathroom in the converted loft.

Situated on a quiet residential road in the heart of the Corbett Estate the house has the added benefit of a private driveway and offers easy access to the Abbotshall playing fields and Abbotshall Healthy Lifestyle Centre, a community hub great for both kids and adults.

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.

A truly beautiful period home ready for a family to move straight into.

Tenure: Freehold



**CORBETT ESTATE  
FOUR BED - TWO BATH  
0.6MI TO MOUNTSFIELD PARK**

**END OF TERRACE HOUSE  
TOTAL AREA: 1,583SQFT.  
1.0MI TO TWIN CATFORD  
STATIONS**

**Like what you see?**

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to arrange a viewing or request further information



## GROUND FLOOR

### Entrance Hall

Pendant light, radiator, wood flooring

### Lounge

15' 1" x 14' 5" (4.60m x 4.39m)

Pendant light, front-facing double glazed bay windows, shutters, radiator, alcove shelving, fitted carpet

### W/C

### Utility Room

### Kitchen

14' 5" x 12' 6" (4.39m x 3.81m)

Pendant lights, spotlights, radiator, matching wall and base units, ceramic sink with drainer and single mixer tap, tile splashback, integrated oven and electric hob, wood flooring

### Dining Room

14' 5" x 10' 6" (4.39m x 3.20m)

Pendant lights, skylights, radiators, wood flooring

## FIRST FLOOR

### Landing

Pendant lights, fitted carpet

### Bathroom

9' 6" x 6' 3" (2.90m x 1.91m)

Ceiling light, rear-facing double glazed window, wash basin with vanity unit, panel enclosed, bathtub, walk-in shower, W/C, tile flooring

### Bedroom

12' 11" x 12' 7" (3.94m x 3.84m)

Pendant light, rear facing double glazed window, radiator, fitted carpet

### Bedroom

15' 0" x 11' 4" (4.57m x 3.45m)

Pendant light, front facing double glazed bay window, shutters, radiator, fitted carpet

### Bedroom

9' 6" x 8' 6" (2.90m x 2.59m)

Pendant light, front facing double glazed window, shutters, radiator, fitted carpet

## SECOND FLOOR

### Bedroom

19' 10" x 16' 9" (6.05m x 5.11m)

Spotlights, skylights, radiator, fitted carpet

### Ensuite

6' 7" x 6' 3" (2.01m x 1.91m)

Spotlights, rear facing double glazed window, wash basin with vanity unit, walk-in shower, W/C, tile flooring

## OUTSIDE

### Garden

Paved area, laid lawn, mature trees and shrubbery

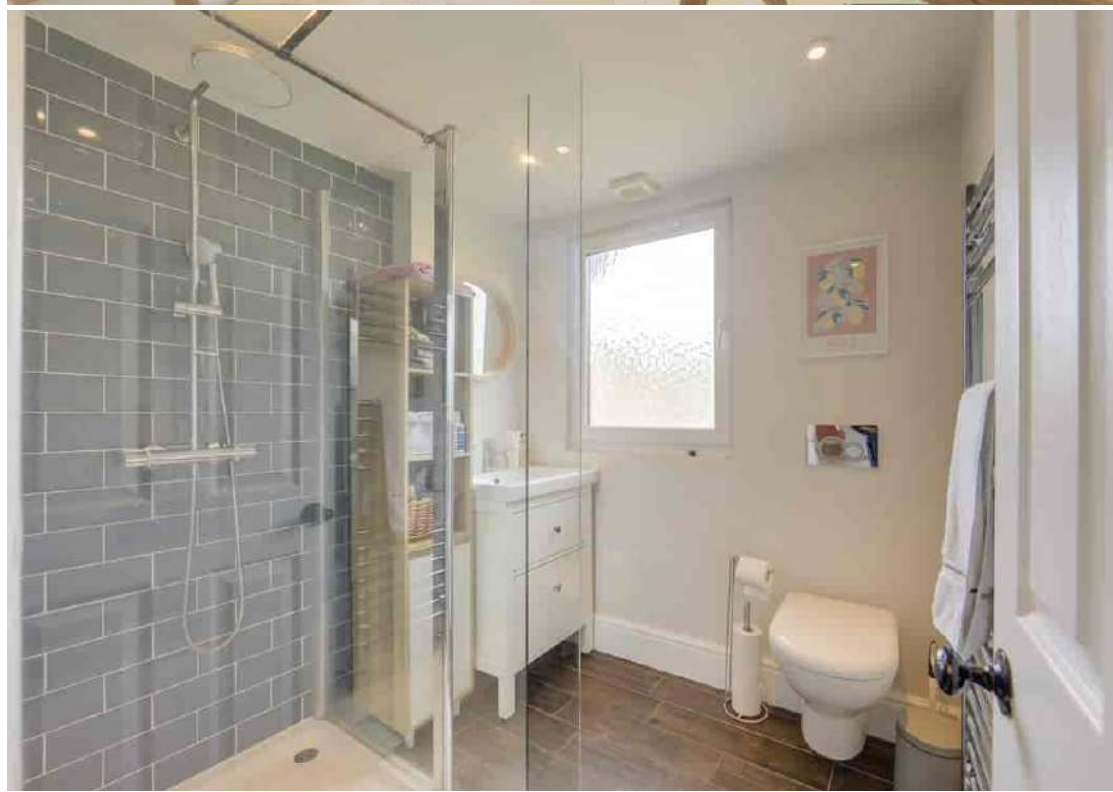
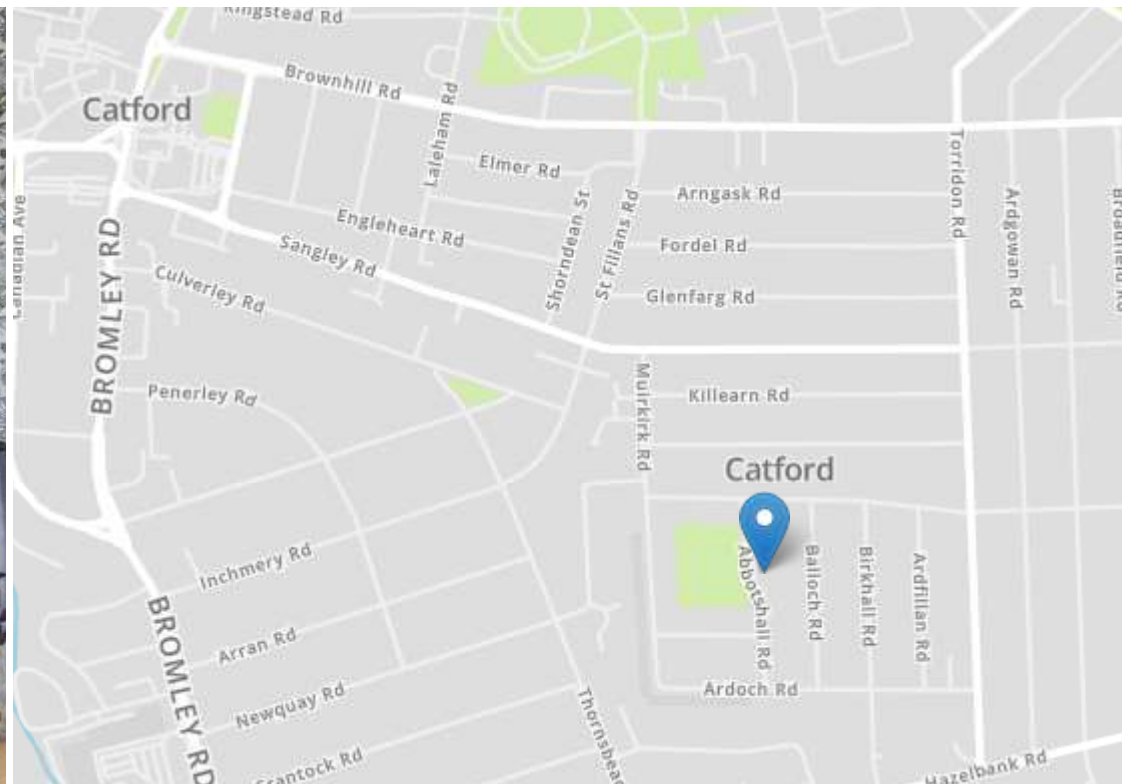
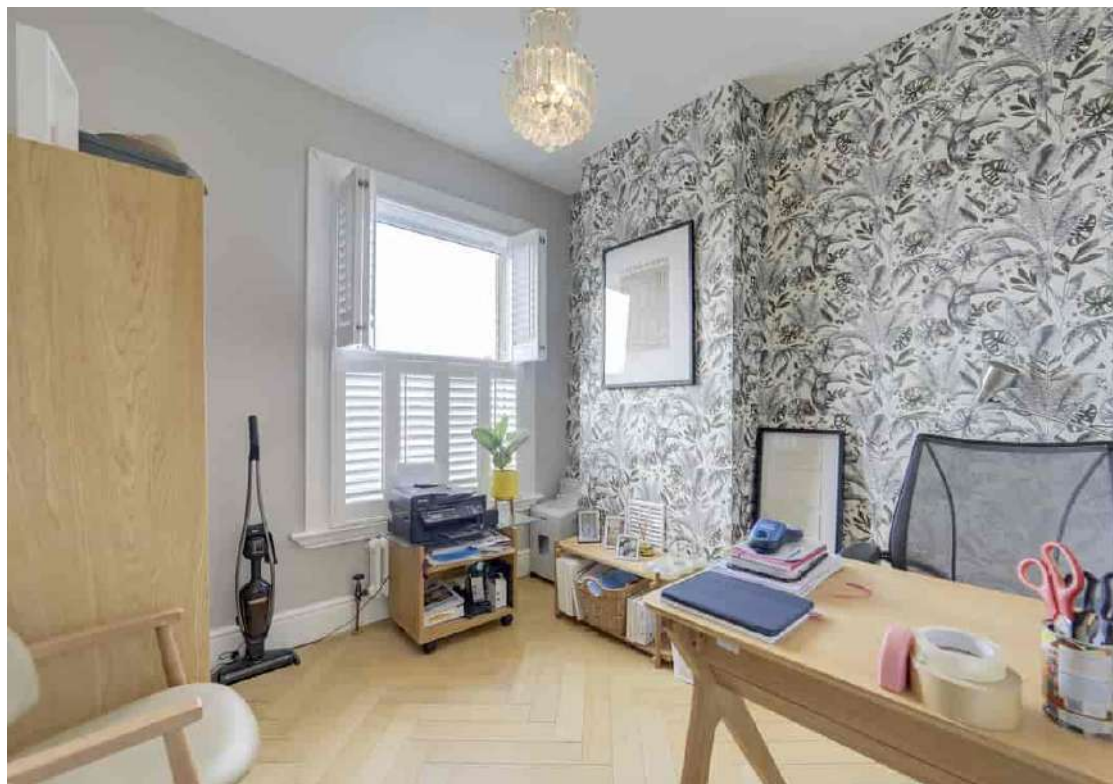


Total Area: 147.1 m<sup>2</sup> ... 1583 ft<sup>2</sup> (excluding shed, eaves storage, garden)

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>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	
(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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