

# Stanfords

— sales & lettings —



**£675,000**

3 bedroom terraced house

Arngask Road  
Catford

# Read all about it...

A pretty 3-bed period home in the heart of the Corbett Estate on a popular residential road perfect for a young growing family.

Downstairs there is a cosy lounge with a large bay window to the front and to the rear is the modern fitted kitchen/dining room which flows out onto a decked seating area overlooking the south-facing landscaped garden.

Upstairs there are 2 generously sized double bedrooms and a further double, the master bedroom offers plenty of space with large fitted wardrobes, and a beautiful bay window which elevates the room. The third bedroom is currently being used as a nursery, but could also be used as an office, perfect for working from home. There is also a beautiful modern fitted bathroom with a walk-in shower and freestanding bath. Other benefits include off-street parking and scope to extend STPP.

The Corbett Estate is a family-dominated area with a strong community feel to it and is conveniently positioned for several local primary schools. The centres of Catford and Hither Green are both within easy reach and offer a variety of shops, pubs, cafes and restaurants. Hither Green Station is just 0.7 miles away with great links into central London, perfect for commuters.

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

## GROUND FLOOR

### Entrance Hall

Pendant ceiling light, dado rail, engineered wood flooring.

### Lounge

14' 11" x 14' 0" (4.55m x 4.27m)

Pendant ceiling light, coving, fitted alcove shelving, double glazing front bay window with plantain shutters, cast iron fireplace with wood surround and tiled hearth, fitted carpet.

### Kitchen / Dining Room

20' 1" x 12' 6" (6.12m x 3.81m)

Pendant ceiling light, spotlights, fitted shelving, matching wall and base cupboard units, stainless steel hob and oven with overhead extractor, solid wood worktops, kitchen island, space for fridge freezer, ceramic sink, radiator, integrated wine fridge, double glazed bi-fold glass doors to rear, engineered wood flooring.

### Utility Room

Spotlights, plumbing for washing machine and tumble dryer.

## FIRST FLOOR

### Bedroom

14' 8" x 11' 5" (4.47m x 3.48m)

Pendant ceiling light, picture rail, front facing double glazed bay window with plantain shutters, double built-in wardrobes, cast iron fireplace with wood surround and concrete hearth, hardwood flooring.

### Bedroom

12' 8" x 11' 5" (3.86m x 3.48m)

Pendant ceiling light, double glaze rear facing window, dado rail, radiator, stripped wooden flooring

### Bathroom

Spotlights, glass shower, lower wall tiling, frosted double glazed window, free-standing bath, wc and hand basin.

### Bedroom

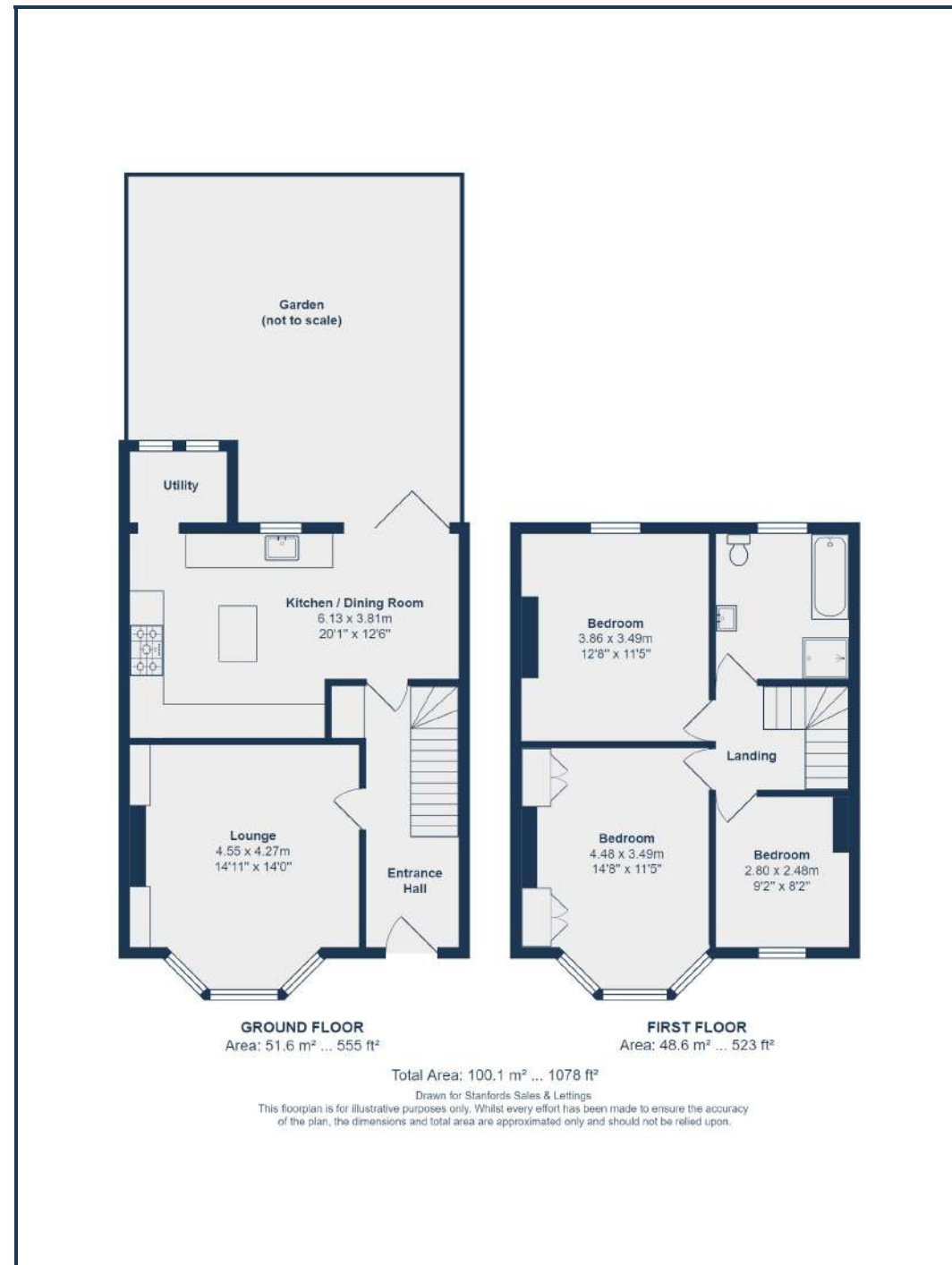
9' 2" x 8' 2" (2.79m x 2.49m)

Pendant ceiling light, front facing double glazed window, radiator, laminated wood flooring.

## OUTSIDE

### Garden

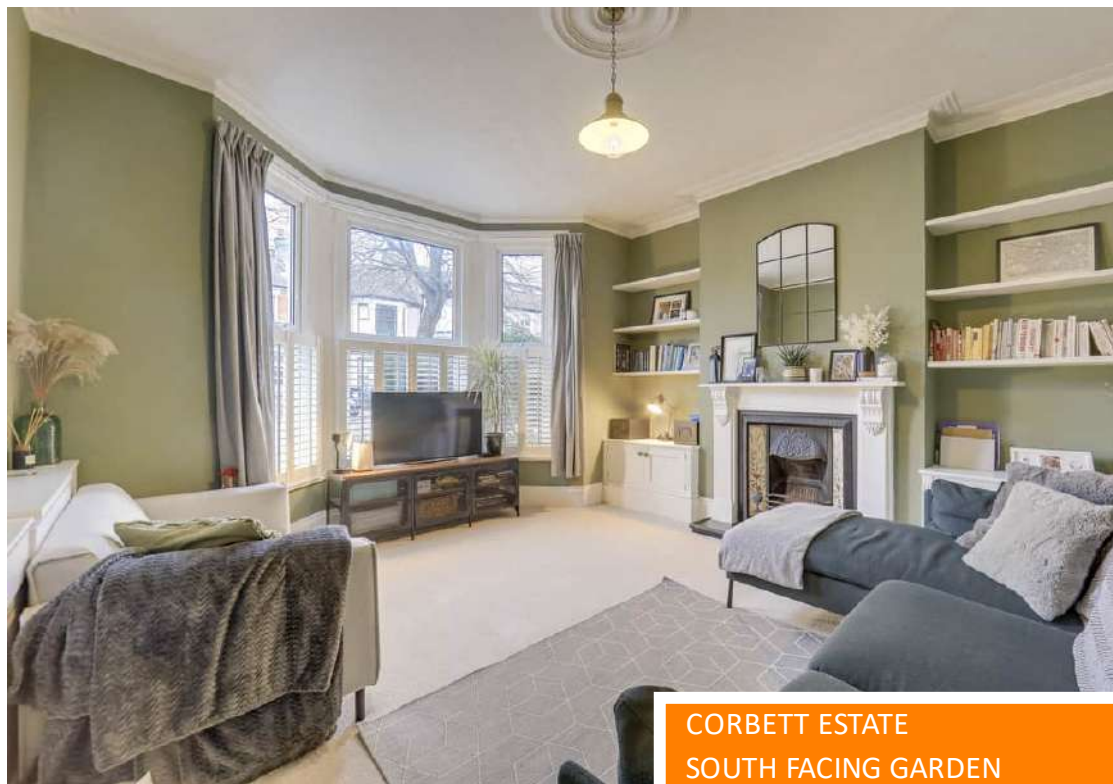
Raised wood decking leading to lower tiled patio and laid lawn, raised flower beds and shed.



Like what you see?

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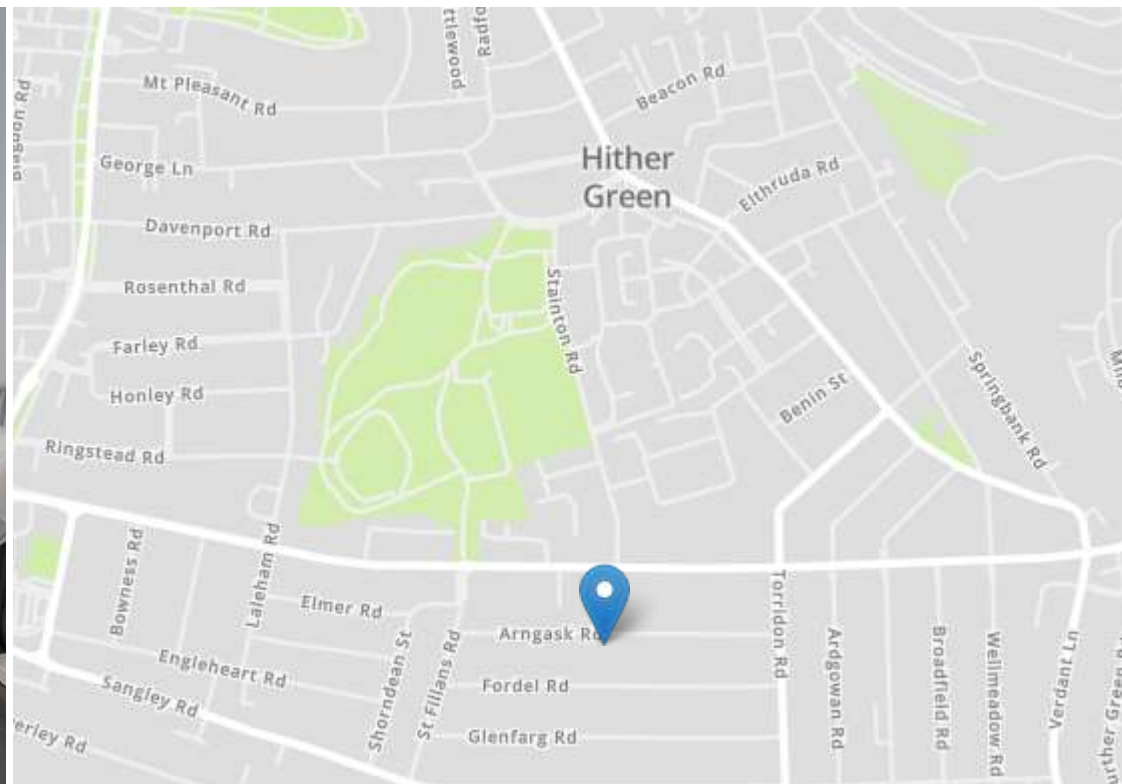
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CORBETT ESTATE  
SOUTH FACING GARDEN  
MOUNTSFIELD PARK NEAR BY

3 BED FAMILY HOME  
TORAL AREA: 1,078SQFT.  
0.7MI TO HITHER GREEN  
STATION





| 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> |                         | 75        |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> | 48                      |           |
| (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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