

Stanfords  
— sales & lettings —



**Guide Price £500,000**  
3 bedroom terraced house

Sandhurst Road  
Catford



# Read all about it...

A beautifully maintained terraced family home in the ever-popular Corbett Estate on Sandhurst Road. This house has a fantastic open-plan lounge/reception area to the front of the property, a beautiful contemporary three-piece bathroom, a new modern fitted kitchen with built-in appliances and a low-maintenance, South facing landscaped garden with corner seated decking area and plenty of space to enjoy the sun. Upstairs on the first floor are three bedrooms with original treated doors and floorboards.

The Corbett Estate is a family-dominated area with a strong community feel to it, falling within the catchment of sought-after primary schools. This property is situated within a mile of Catford and Catford bridge Stations, providing a range of commuter services into Central London, and in close proximity to a variety of amenities, including a Co-op and local independent shops and cafes. Catford town center can be found less than a mile away and has a wide range of boutique shops, bars and restaurants.

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

## GROUND FLOOR

### Entrance Hall

Pendant light, stained glass front door, engineered wood flooring

### Living Room

21' 4" x 12' 1" (6.50m x 3.68m)

Pendant light, double-glazed window to front, radiator, herringbone engineered wood flooring

### Kitchen

14' 6" x 7' 3" (4.42m x 2.21m)

Spotlights, matching wall and base units, stainless steel sink with drainer and single mixer tap, tile splashback, quartz worktops, integrated oven and electric hob, extractor hood, tile flooring, french doors to garden.

### Bathroom

7' 9" x 7' 2" (2.36m x 2.18m)

Spotlights, double glazed window to rear, wash basin with vanity unit, panel enclosed bath/shower, heated towel rails, W/C, tile flooring.

## FIRST FLOOR

### Landing

Pendant light, double glazed window to rear, storage cupboard, original wooden floorboards

### Bedroom

10' 1" x 9' 4" (3.07m x 2.84m)

Pendant light, double-glazed window to rear, radiator, original wooden floorboards.

### Bedroom

10' 11" x 6' 7" (3.33m x 2.01m)

Pendant light, double-glazed window to front, radiator, original wooden floorboards.

### Bedroom

10' 11" x 6' 7" (3.33m x 2.01m)

Pendant light, double-glazed window to front, radiator, original wooden floorboards.

## OUTSIDE

### Garden

Wooden decking area, laid lawn, shed



Ground Floor

First Floor

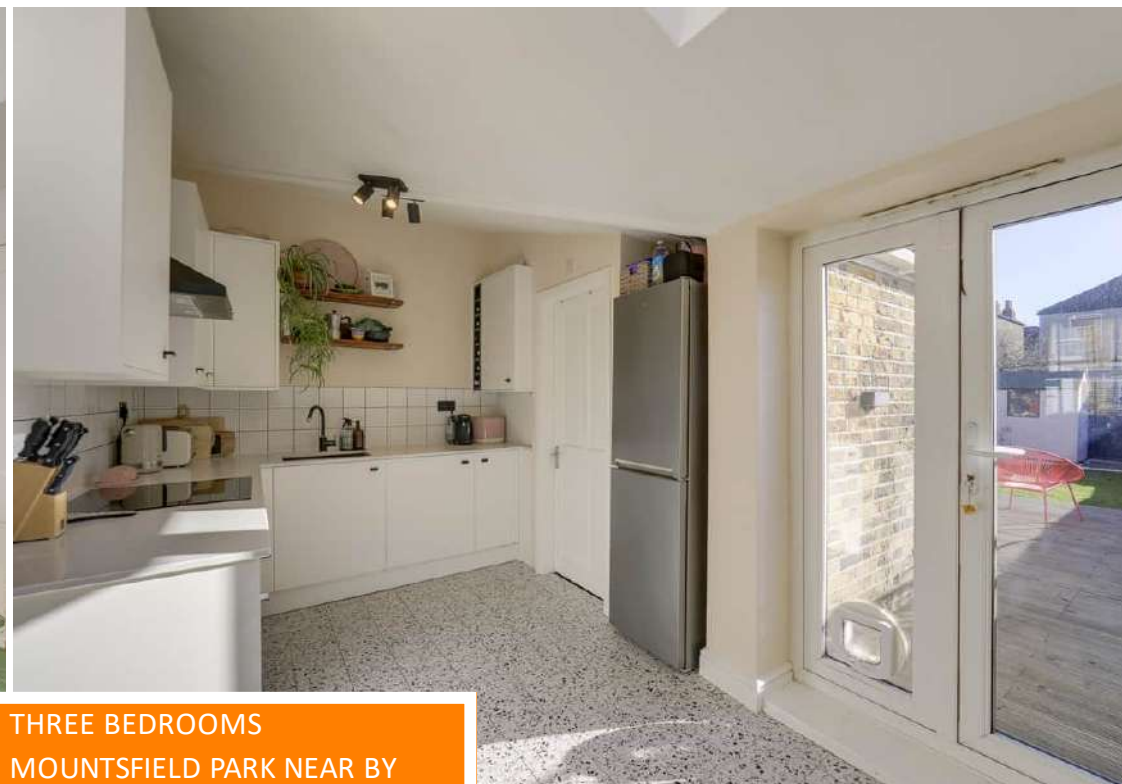
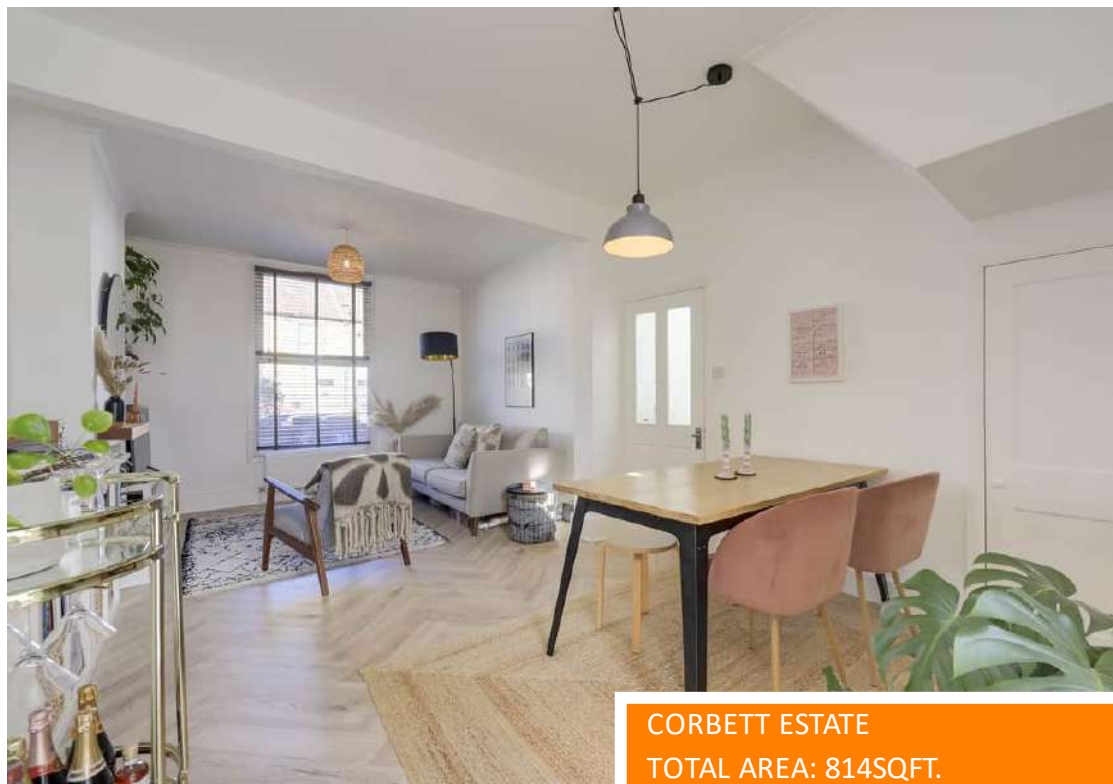
Total Area: 75.7 m<sup>2</sup> ... 814 ft<sup>2</sup>

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.

Like what you see?

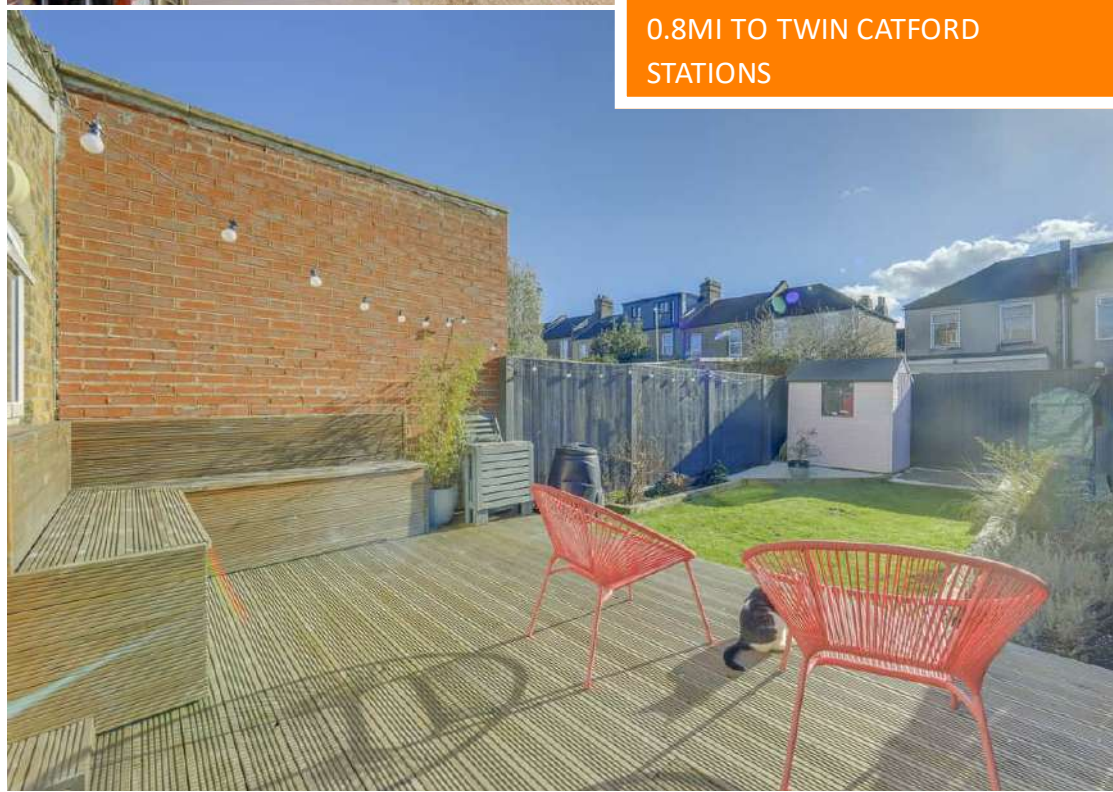
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CORBETT ESTATE  
TOTAL AREA: 814SQFT.  
0.8MI TO TWIN CATFORD  
STATIONS

THREE BEDROOMS  
MOUNTSFIELD PARK NEAR BY  
0.9MI TO HITHER GREEN STATION







| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         | 87        |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> | 71                      |           |
| (55-68)                                     | <b>D</b> |                         |           |
| (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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