

Stanfords

— sales & lettings —



Guide Price £625,000
3 bedroom terraced house

Minard Road
Catford

Read all about it...

Situated on a quiet road on the borders of Hither Green, this Corbett house is ripe for modernisation and is ideal for young, growing families with the potential to extend (STP).

On the ground floor, the property consists of a spacious 15'1" lounge, separate dining room, W/C, and kitchen which leads out to a large West facing garden. The first floor has two generous double bedrooms, a smaller third bedroom and a three-piece family bathroom.

The property also has the added benefit of off-street parking.

The Corbett Estate is a family-dominated area with a strong community feel to it, falling within the catchment of sought-after primary schools. The property is situated just under a mile from Hither Green Station and ever so slightly further afield are the Twin Catford Stations, providing a range of commuter services into Central London. Minard Road itself is in close proximity to a variety of local amenities, including the Good Food grocery store and Abbotshall Healthy Lifestyle Centre. Catford town centre can also be found just over a mile away and has a wide range of boutique shops, bars and restaurants.

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

GROUND FLOOR

Entrance Hall

Pendant ceiling light, radiator, fitted carpet. Doors to:

Lounge

15' 1" x 14' 0" (4.60m x 4.27m)

Pendant ceiling light, double glazed bay windows to front, gas fireplace, radiators, fitted carpet.

Kitchen

Ceiling light, double glazed window to rear, matching wall and base units, laminate worktop with tiled splashback, stainless steel 1 1/2 sink with drainer, gas hob with extractor, electric oven, space for washing machine, tiled flooring. Door to garden.

Dining Room

12' 5" x 12' 2" (3.78m x 3.71m)

Pendant ceiling light, double glazed window to rear, gas fireplace, radiator, fitted carpet.

WC

Ceiling light, window to rear, pedestal basin, WC, radiator, tiled flooring.

FIRST FLOOR

Landing

Pendant ceiling light, fitted carpet. Doors to:

Bedroom

15' 5" x 11' 7" (4.70m x 3.53m)

Pendant ceiling light, double glazed bay window to front, radiator, fitted carpet.

Bedroom

12' 2" x 11' 7" (3.71m x 3.53m)

Pendant ceiling light, double glazed bay window to rear, radiator, fitted carpet.

Bathroom

8' 7" x 8' 0" (2.62m x 2.44m)

Ceiling light, double glazed window to rear, fitted cupboard, bath with electric shower unit and curtain rail, pedestal basin, WC, radiator, lino flooring.

Bedroom

9' 9" x 8' 0" (2.97m x 2.44m)

Pendant ceiling light, double glazed window to front, radiator, exposed floorboards.

OUTSIDE

Garden

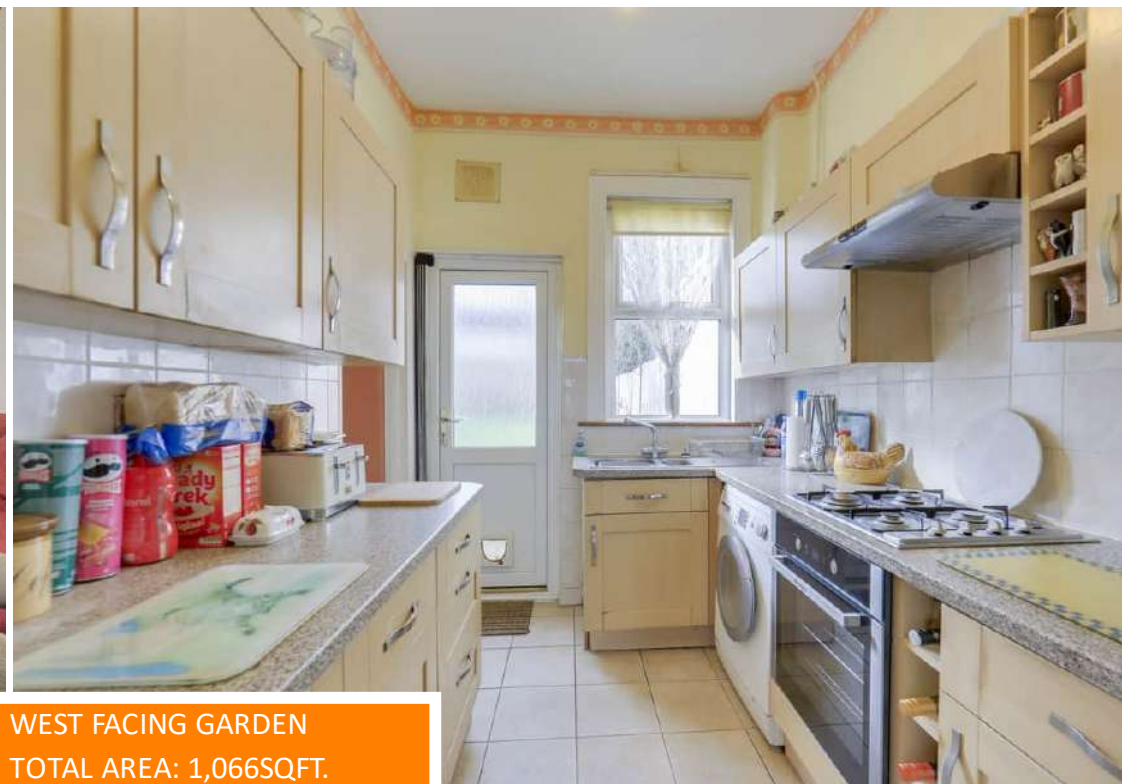
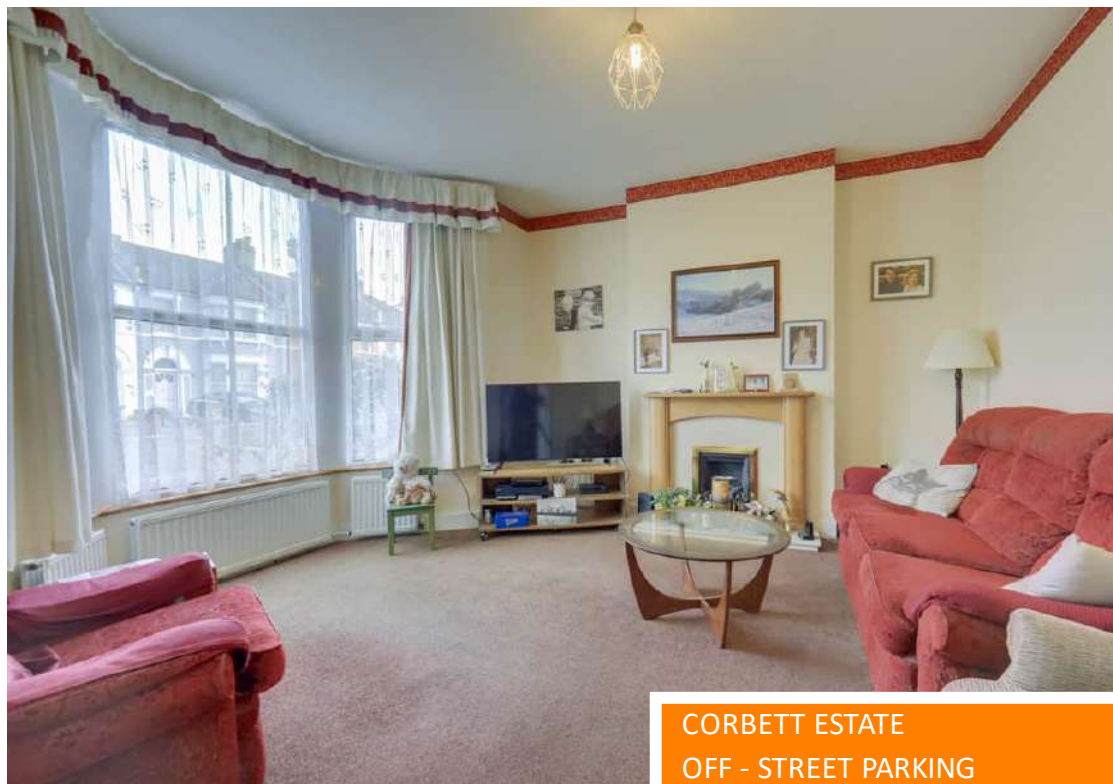
Paved patio area leading to laid lawn and shed.



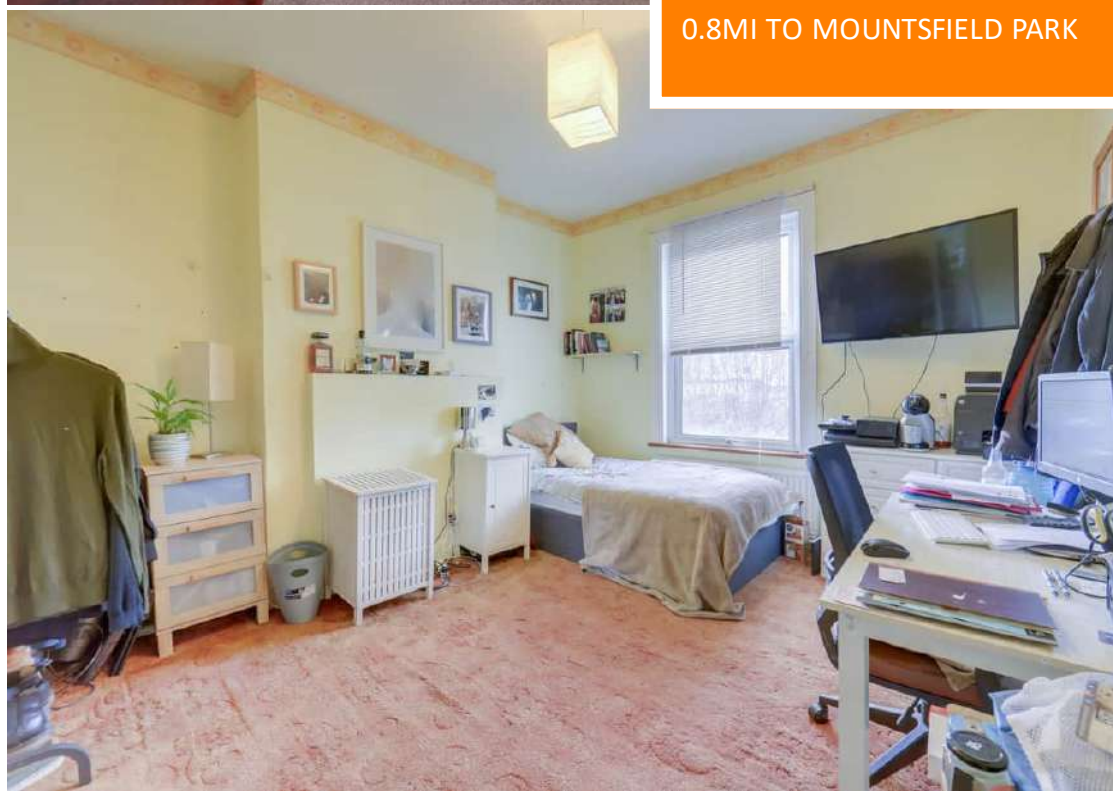
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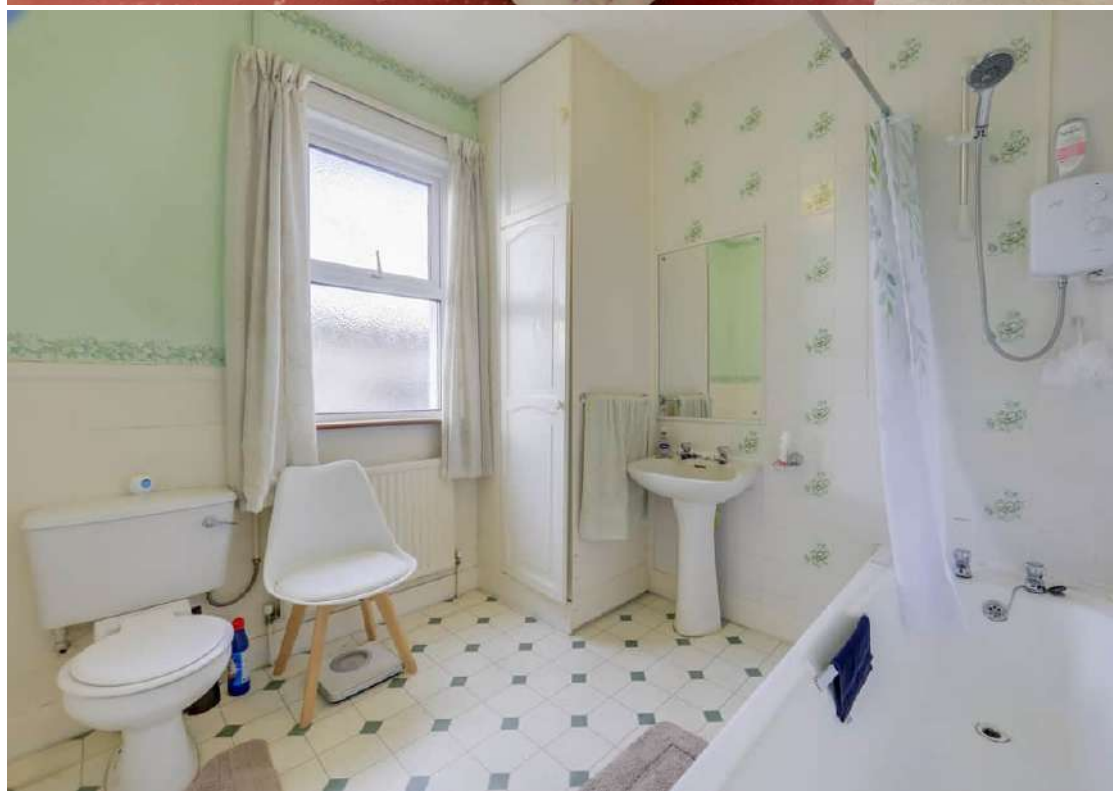
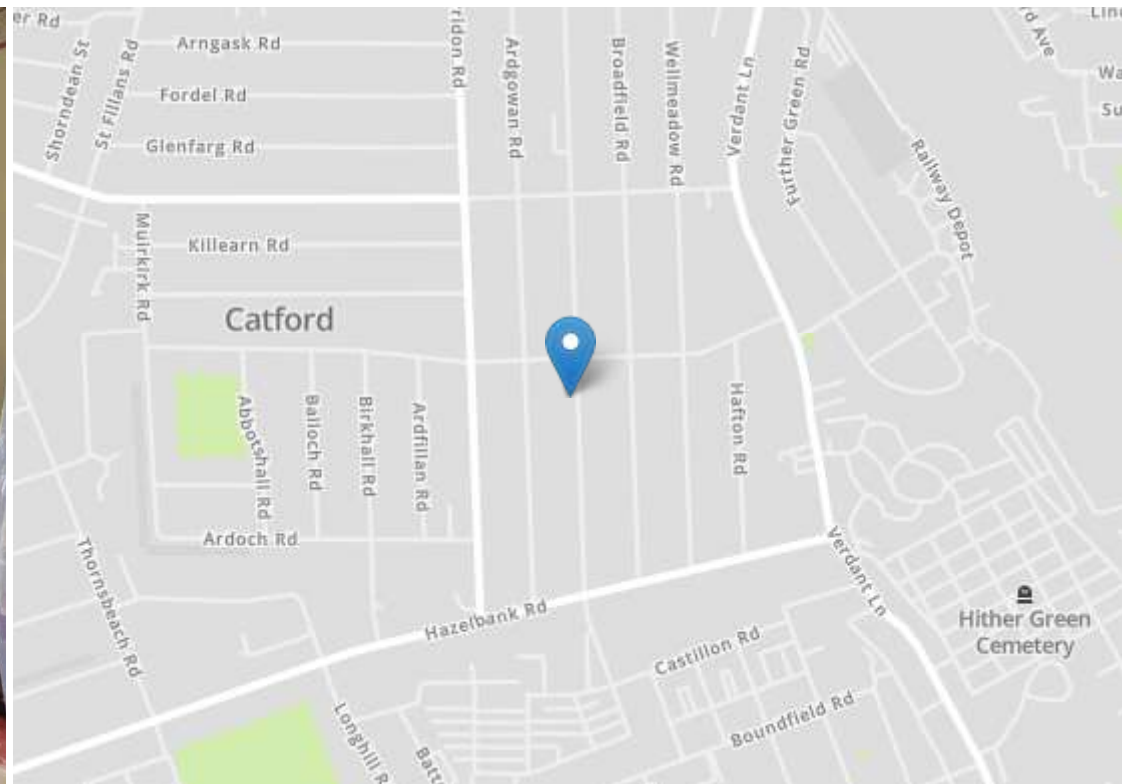
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CORBETT ESTATE
OFF - STREET PARKING
0.8MI TO MOUNTSFIELD PARK
WEST FACING GARDEN
TOTAL AREA: 1,066SQFT.
0.9MI TO HITHER GREEN
STATION





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