



Guide Price £800,000 Freehold
4 bedroom terraced house

Braidwood Road
Catford

Read all about it...

A beautiful example of an extended Corbett home that's been lovingly maintained by the current owners. With contemporary additions and yet retaining many period features this truly is a must-see.

The property features a bright and airy lounge to the front with fireplace and original floorboards throughout and to the rear is an open-plan modern kitchen and dining room with granite worktops and breakfast island and large bi-fold doors leading out onto a well-maintained, substantial south-facing garden, with paved seating area perfect for entertaining or enjoying the sun.

On the first floor are two generous double bedrooms plus a further third bedroom, and a modern three-piece family bathroom. Up on the second floor, in the converted loft, is a substantial 19'11" master bedroom with plenty of integrated storage and an ensuite shower room.

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 0.8 miles to Hither Green Station and less than a mile to the Twin Catford Stations, providing a range of commuter services into Central London. There are a host of local amenities, including shops, pubs and cafes nearby as well as the ever-popular Mountsfield Park.

Tenure: Freehold

**CORBETT ESTATE
SOUTH FACING GARDEN
0.4MI TO MOUNTSFIELD PARK**

**EXTENDED FAMILY HOME
TOTAL AREA: 1,453SQFT.
0.9MI TO TWIN CATFORD
STATIONS**



Like what you see?

Call **020 8690 3656** or email us at catford@stanfordstates.london
to arrange a viewing or request further information



GROUND FLOOR

Entrance Hall

Pendant light, radiator, wood floorboards

Lounge

13' 2" x 11' 11" (4.01m x 3.63m)

Ceiling rose, pendant light, front facing double glazed windows, shutters, radiator, fireplace, wood floorboards.

Kitchen/Dining Room

22' 9" x 17' 10" (6.93m x 5.44m)

Pendant lights, spotlights, skylights, fireplace, radiator, matching wall and base units, ceramic sink with drainer and single mixer tap, granite worktops, tile splashback, breakfast island, integrated oven and gas hob, wood floorboards, bi-fold doors leading to garden.

FIRST FLOOR

Landing

Pendant light, wood floorboards

Bedroom

14' 2" x 11' 7" (4.32m x 3.53m)

Pendant light, front facing double glazed window, shutters, radiator, wood floorboards.

Bedroom

12' 9" x 10' 9" (3.89m x 3.28m)

Pendant light, rear facing double glazed window, fireplace, fitted wardrobe, wood floorboards.

Bathroom

7' 6" x 6' 10" (2.29m x 2.08m)

Spotlights, rear facing double glazed window, free standing wash basin, panel enclosed bath/shower, W/C, tile flooring

Bedroom

8' 4" x 6' 0" (2.54m x 1.83m)

Pendant light, front facing double glazed window, shutters, radiator, wood floorboards.

SECOND FLOOR

Bedroom

19' 11" x 10' 9" (6.07m x 3.28m)

Spotlights, skylight, engineered wood flooring, Juliet balcony

Ensuite

Spotlights, rear-facing double-glazed window, free-standing wash basin, walk-in shower, W/C, tile flooring

OUTSIDE

Garden

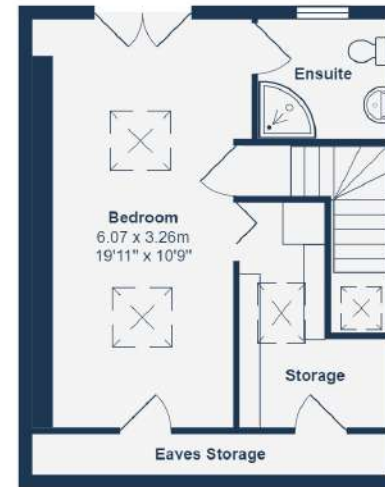
Paved seating area, laid lawn, shed



Ground Floor



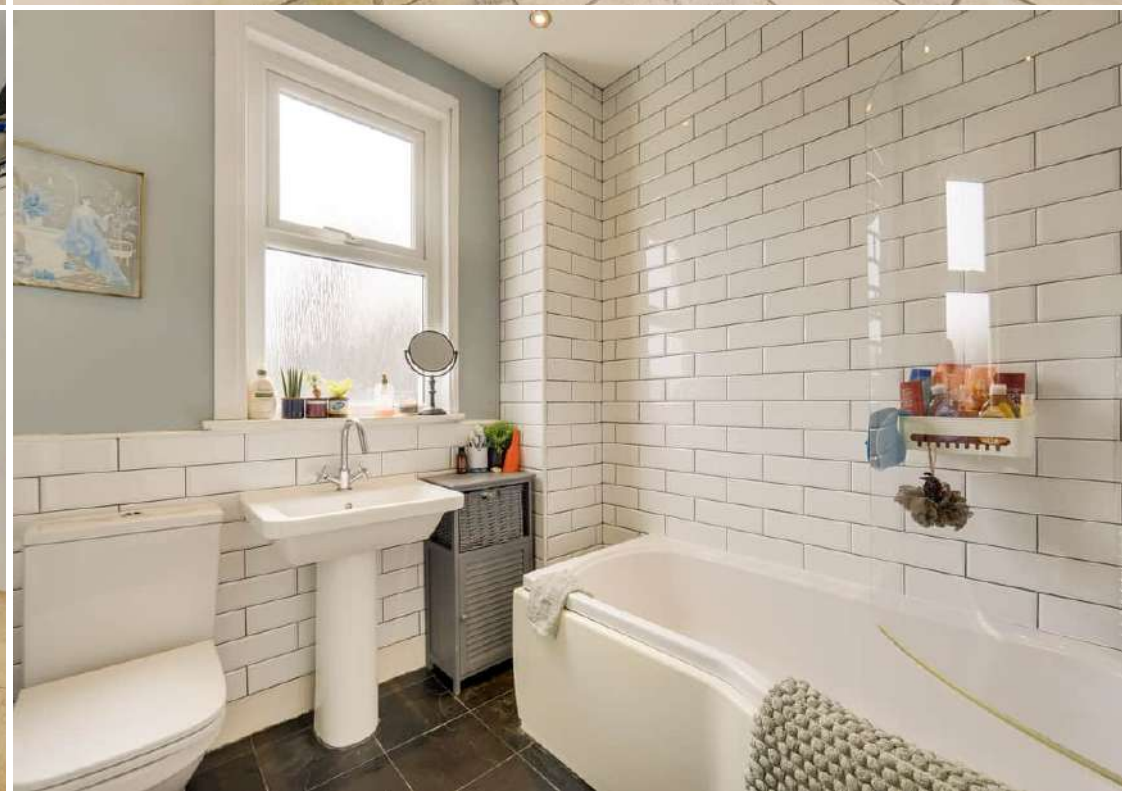
First Floor



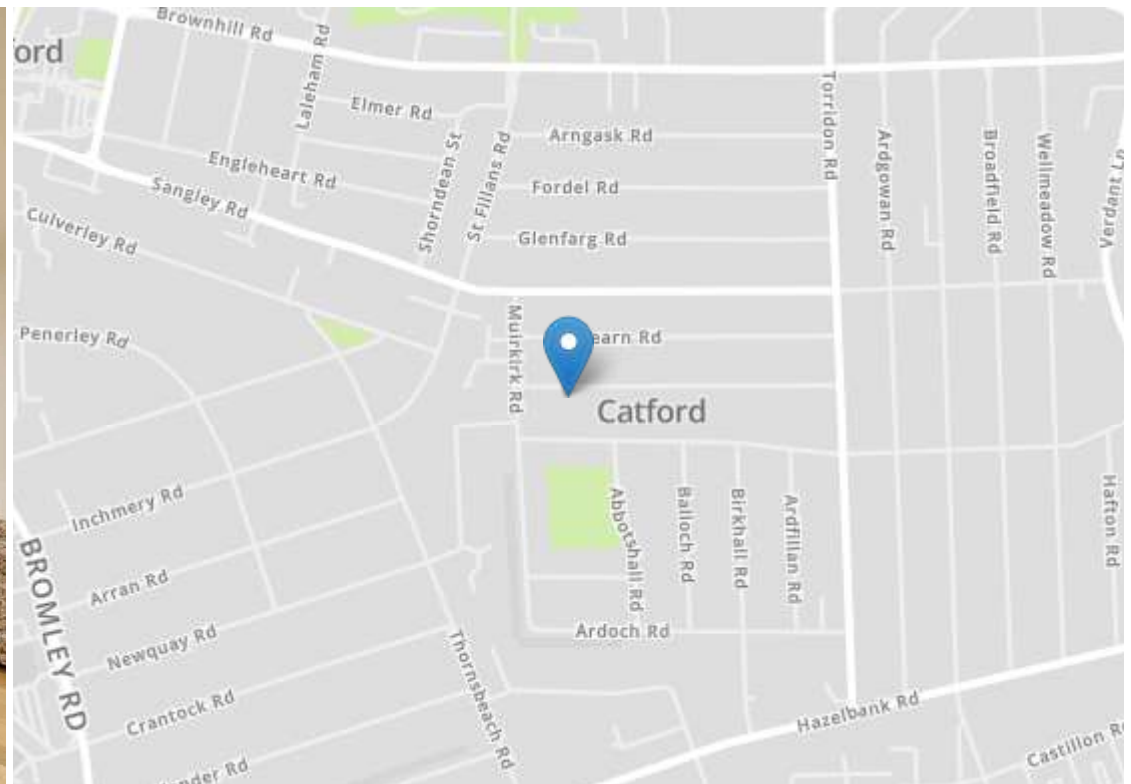
Second Floor

Total Area: 135.0 m² ... 1453 ft² (excluding eaves storage)

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+)	A		
(81-91)	B		83
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Robert Stanford Estates property particulars are produced in accordance with the Consumer Rights Act (2015) and should not be construed as a contract or offer. The contents of these property particulars are to provide a general illustration only and are inconsequential to any decisions to purchase a property. A potential buyer accepts that all representations made by these particulars are made in good faith on behalf of the seller and require verification by a buyers' legal and professional representatives prior to an exchange of contracts. We offer no guarantees for any structural component, service or appliance and while we make every effort to take accurate measurements and distances, they are illustrative only. Any reliance you place on information within these particulars is therefore strictly at your own risk.