

Stanfords  
— sales & lettings —



**Guide Price £725,000 Freehold**  
3 bedroom end of terrace house

Brownhill Road  
London



## Read all about it...

This stunning red brick fronted, end of terrace house is situated on Brownhill Road on the borders of Catford and Hither Green. Internally, the property retains many of its period features and has been sympathetically modernised by the present owners into a beautiful family home. The house spans over 1,200sqft and has the added benefit of off-street parking.

Unique double front doors open into a welcoming entrance hall and the spacious through lounge to the front of the property features original fireplaces and large sash windows allowing plenty of natural light to flood the property. The lounge flows into a modern kitchen / dining room with breakfast bar and Bi-fold doors then open to an well-maintained garden with studio, ideal for working from home. The first floor, with original floorboards throughout, contains two generously sized double bedrooms with built-in wardrobes, a third smaller room - perfect for a home study or nursery, along with a three-piece family bathroom with it's original stained glass window.

The property is ideally located just 0.4 miles from Hither Green Station, providing a range of commuter services into Central London and in close proximity to a variety of amenities including popular independent shops, restaurants and pubs. The ever-popular Mountsfield Park is also in close proximity providing local green space.

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



**CORBETT ESTATE**  
**THREE BEDROOMS**  
**0.4MI TO HITHER GREEN**  
**STATION**

**END OF TERRACE HOUSE**  
**TOTAL AREA - 1,216SQFT.**  
**0.5MI TO MOUNTSFIELD PARK**

**Like what you see?**

Call **020 8852 0026** or email us at [hithergreen@stanfordestates.london](mailto:hithergreen@stanfordestates.london)  
to arrange a viewing or request further information





SOME DAYS I'M ALL ABOUT VEGETABLES, GREEN JUICE AND WORKING OUT.  
OTHER DAYS I WANT TO SWIM IN ICE CREAM WHALE HONOTS AND BE A LOALL.



FIRST CLASS WAITING ROOM



## GROUND FLOOR

### Entrance Hall

Pendant light, cast iron radiator, storage cupboard, original hardwood flooring.

### W/C

7' 6" x 3' 8" (2.29m x 1.12m)

Pendant light, W/C, washbasin with vanity unit, tile flooring

### Lounge

22' 8" x 11' 11" (6.91m x 3.63m)

Pendant light, ceiling rose, front facing double glazed windows, shutters, fitted shelving, fireplace, radiator, original hardwood flooring.

### Kitchen/Dining Room

17' 6" x 15' 10" (5.33m x 4.83m)

Spotlights, skylights, matching wall and base units, stainless steel sink with drainer and single mixer tap, Quartz worktops, breakfast island, Falcon range cooker, integrated dishwasher & microwave, tile flooring, bi-fold doors to garden

## FIRST FLOOR

### Landing

Pendant light, original hardwood flooring.

### Bedroom

15' 1" x 11' 6" (4.60m x 3.51m)

Pendant light, front facing double glazed sash windows, radiator, fitted wardrobes, original hardwood flooring.

### Bedroom

15' 3" x 11' 6" (4.65m x 3.51m)

Pendant light, rear facing double glazed sash window, radiator, fitted wardrobes, original hardwood flooring.

### Bathroom

7' 2" x 5' 9" (2.18m x 1.75m)

Pendant light, rear facing stained glass sash window, cast iron radiator, freestanding wash basin, freestanding bathtub, W/C, tile flooring

### Bedroom

10' 2" x 7' 3" (3.10m x 2.21m)

Pendant light, front facing double glazed sash window, radiator, original hardwood flooring.

## OUTSIDE

### Garden

Paved area, Astro turf, mature trees and shrubbery

### Studio

13' 11" x 10' 6" (4.24m x 3.20m)

Pendant and spot lights, matching wall and base units, engineered wood flooring



**Ground Floor**

**First Floor**

Total Area: 113.0 m<sup>2</sup> ... 1216 ft<sup>2</sup> (excluding garden & garden room)

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.

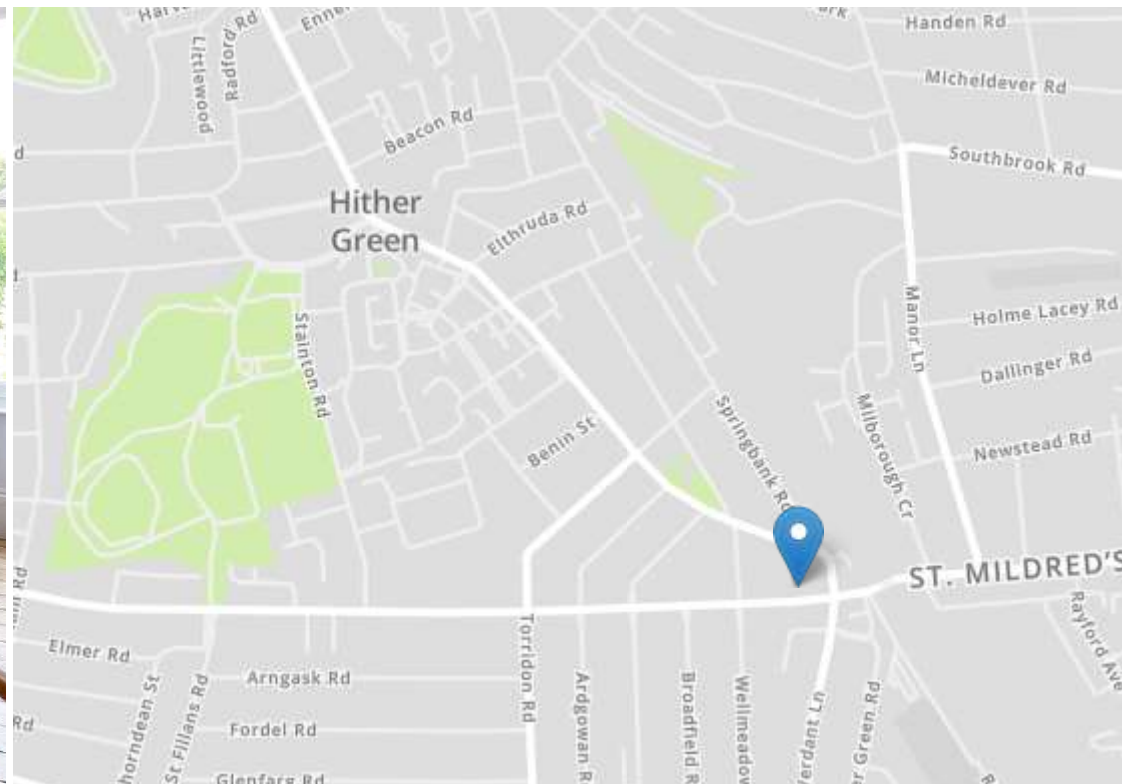












**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
		<b>81</b>
	<b>58</b>	

EU Directive 2002/91/EC



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