

Stanfords
— sales & lettings —



Guide Price £950,000 Freehold
4 bedroom terraced house

Broadfield Road
Catford

Read all about it...

A beautifully presented double-fronted Corbett House ideally situated for Hither Green Station providing fast connections to London Bridge, Cannon Street and Charing Cross, and in close proximity to good nurseries and schools, friendly local shops, cafes, restaurants.

Typical of Edwardian homes, this property boasts high ceilings, creating a light and spacious feel throughout. The ground floor comprises of two large reception rooms with beautiful period features and sash bay windows to the front of the property. The current owners have partitioned the larger of the two reception rooms to create an additional guest room/study on the ground floor, although this could easily be removed to recreate the original double reception. To the rear the open-plan kitchen and conservatory have a charming and rustic feel, with exposed brick walls and windows overlooking the lush green garden. Upstairs there are four bedrooms, benefitting from built-in storage, a bathroom, separate shower room and small study room.

The basement houses two additional rooms, one utilised as a family movie room and a large storeroom, providing ample storage space.

Stepping outside, the garden has been lovingly maintained, offering plenty of space for entertaining and enjoying warm summer days. To the front, the driveway has plenty of space for two cars.

Tenure: Freehold

**CORBETT ESTATE
4 BED 2 BATH
APPROX 2,074SQFT.
0.8MI TO HITHER GREEN
STATION**

**DOUBLE FRONTED FAMILY
HOME
LARGE GARDEN
DRIVEWAY & BASEMENT
0.8MI TO MOUNTSFIELD PARK**



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GROUND FLOOR

Lounge

14' 9" x 11' 1" (4.50m x 3.38m)

Double-glazed sash windows, plantation shutters, pendant ceiling light, fireplace with wood burning stove, radiator, wood flooring.

Reception Room

12' 8" x 11' 3" (3.86m x 3.43m)

Double-glazed sash windows, plantation shutters, pendant ceiling light, fireplace, alcove cabinetry, radiator, wood flooring.

Reception Room

11' 3" x 9' 11" (3.43m x 3.02m)

Double-glazed sash window, ceiling spotlights, radiator, fitted carpet.

Kitchen

15' 8" x 9' 11" (4.78m x 3.02m)

Ceiling spotlights, fitted kitchen units, butler sink with mixer tap, plumbing for dishwasher, ranger cooker and extractor hood, wood flooring.

Conservatory

18' 8" x 8' 2" (5.69m x 2.49m)

Single-glazed windows and doors to garden, pendant ceiling lights, wall lights, radiators, wood flooring.

Utility/WC

7' 1" x 5' 2" (2.16m x 1.57m)

Double-glazed windows, ceiling light, washbasin on vanity unit, WC, plumbing for washing machine, boiler, storage cupboard, tiled flooring.

FIRST FLOOR

Bedroom

11' 9" x 10' 9" (3.58m x 3.28m)

Double-glazed sash windows, plantation shutters, pendant ceiling light, radiator, wood flooring.

Bathroom

7' 6" x 5' 2" (2.29m x 1.57m)

Double-glazed sash window, ceiling spotlights, freestanding bathtub, washbasin on vanity unit, WC, heated rowel rail, wood flooring.

Bedroom

11' 9" x 11' 6" (3.58m x 3.51m)

Double-glazed sash windows, plantation shutters, pendant ceiling light, built-in wardrobe, overhead storage shelves, radiator, wood flooring.

Bedroom

10' 8" x 9' 11" (3.25m x 3.02m)

Double-glazed window, plantation shutters, pendant ceiling light, built-in wardrobe, radiator, wood flooring.

Shower Room

7' 7" x 4' 9" (2.31m x 1.45m)

Double-glazed windows, ceiling spotlights, walk-in shower with overhead and handheld showers, wall mounted washbasin, WC, heated towel rail, tiled flooring.

Bedroom

10' 8" x 6' 0" (3.25m x 1.83m)

Double-glazed window, pendant ceiling light, built-in storage cupboard and shelves, radiator, wood flooring.

Study

7' 2" x 6' 6" (2.18m x 1.98m)

Double-glazed window, pendant ceiling light, radiator, wood flooring.

BASEMENT

TV Room/Snug

22' 5" x 7' 9" (6.83m x 2.36m)

Wall mounted lights, double glazed windows to front and rear, radiator, fitted carpet.

Store Room

16' 8" x 7' 8" (5.08m x 2.34m)

Ceiling light, double-glazed window to front.

OUTSIDE

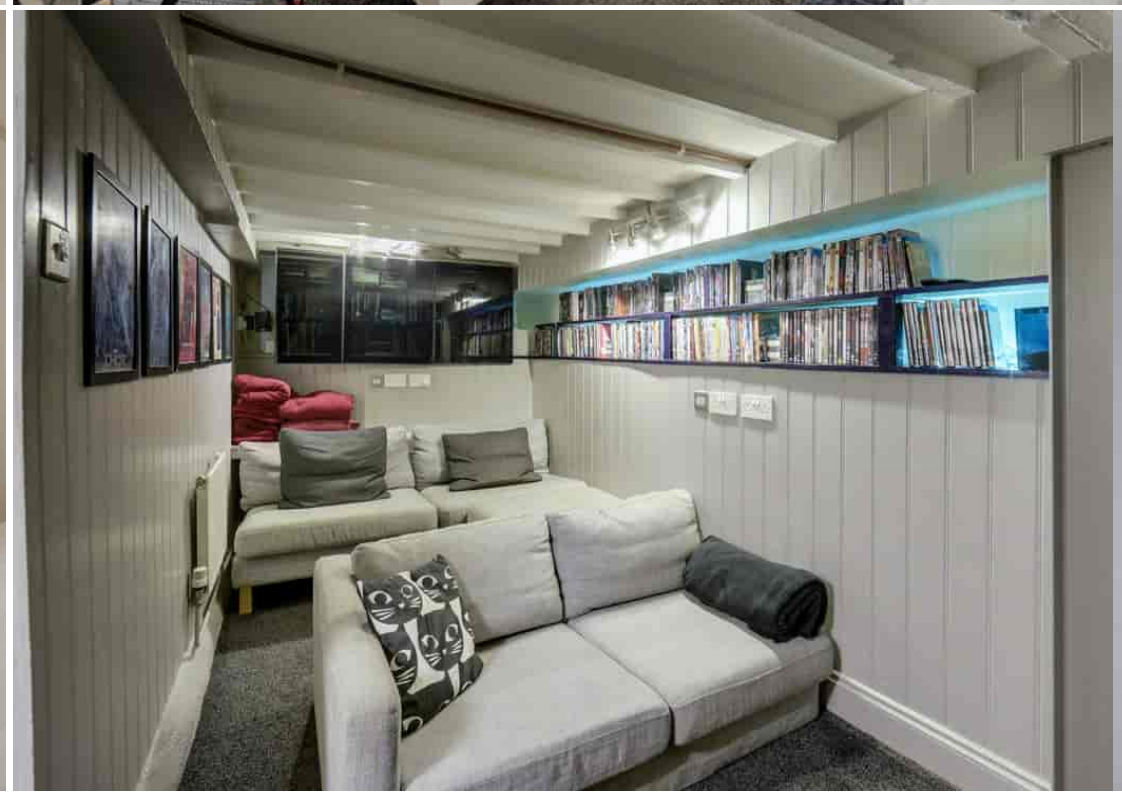
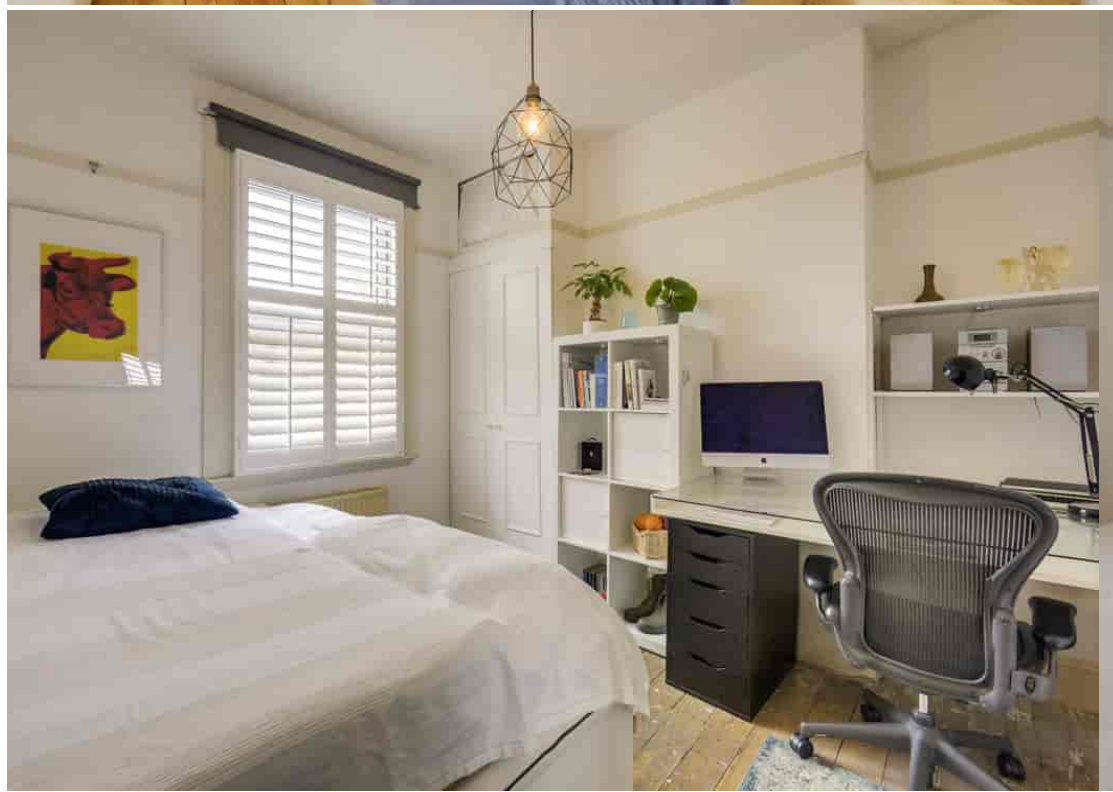
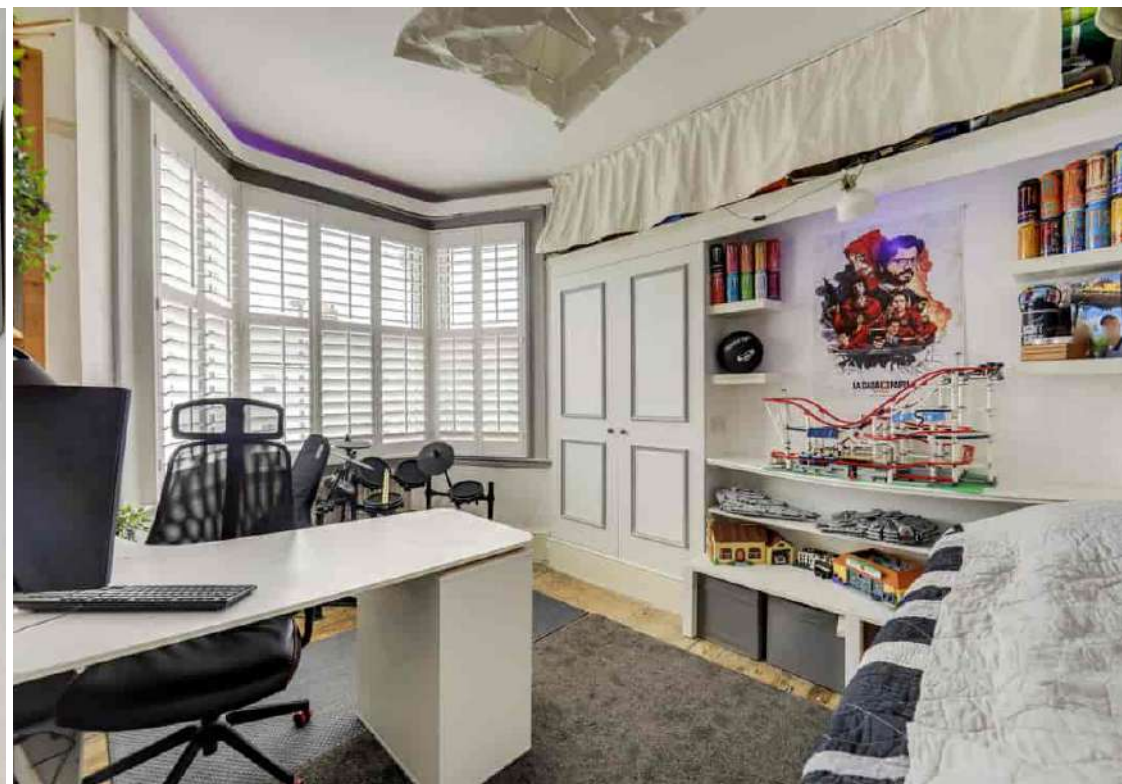
Garden

Large lawn with mature plant borders, leading to raised decking and storage shed.

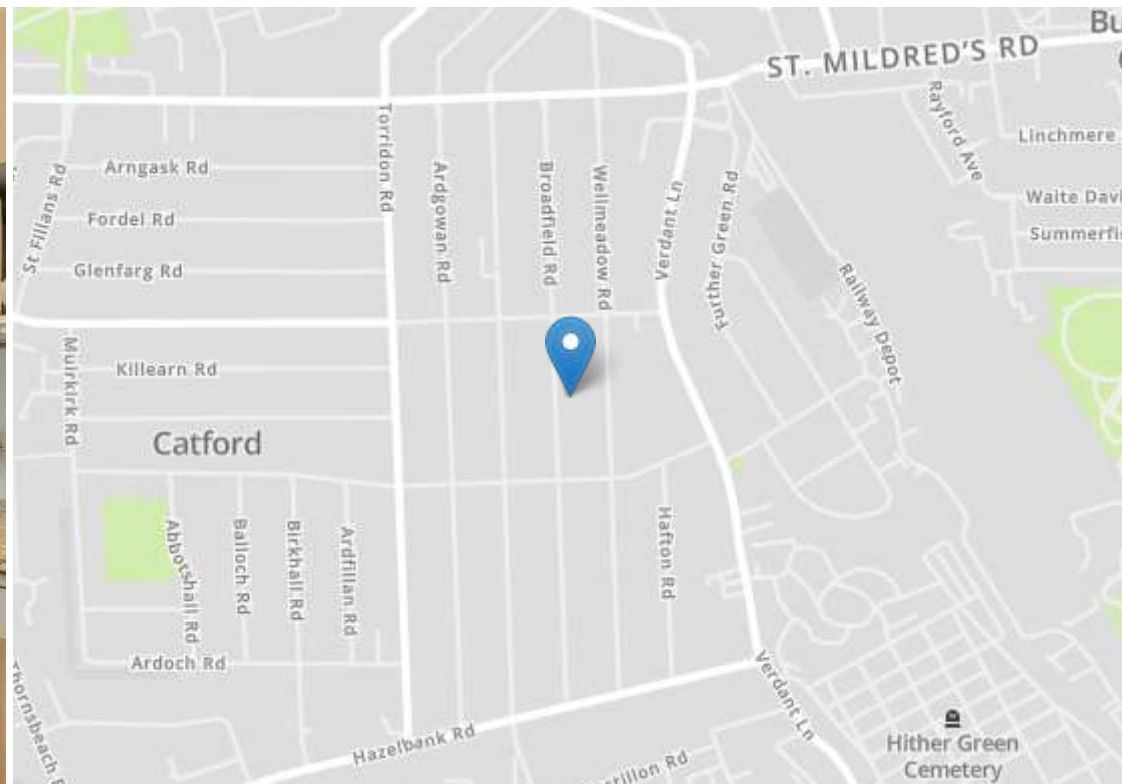


Total Area: 192.6 m² ... 2074 ft²

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		
(69-80)	C		
(55-68)	D		67
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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