

Stanfords

— sales & lettings —



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

Hazelbank Road
Catford

Read all about it...

This impressive semi-detached family home is offered to the market with no onward chain and situated in the sought-after Corbett Estate.

Spanning over 1,400 sq ft of beautifully decorated living space, the ground floor of this property features a welcoming entrance hall leading to a bright living room boasting many period features, a utility room, and an open-plan kitchen and dining room to the rear, perfect for entertaining and the practicalities of everyday family life.

Upstairs, there are three bedrooms on the first floor, two of which are generously sized doubles, along with a stunning four-piece bathroom suite. The top floor has been extended to create a spacious master bedroom, flooded with natural light, and an ensuite shower room.

Stepping outside, this property offers driveway parking and a beautiful south-facing garden to the rear, featuring a lush green lawn, mature plant borders, and a paved patio - an ideal spot for alfresco dining and enjoying warm summer days.

Located on Hazelbank Road, this home offers all the benefits of living in close proximity to Hither Green and its quaint village feel, with friendly local shops, cafes, and welcoming pubs, as well as the bustling Town Centre in Catford, offering a variety of supermarkets, high street brands, and eclectic places to eat and drink.

Popular with families, Hazelbank Road is also well situated for good nurseries and schools, as well as plenty of green open spaces, including the beautiful Forster Memorial Park.

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

**CORBETT ESTATE
LOFT EXTENDED
BEAUTIFUL PERIOD FEATURES
TOTAL AREA: 1,377SQFT.**

**FOUR BED FAMILY HOME
SOUTH FACING GARDEN
DRIVEWAY
CLOSE TO FORSTER MEMORIAL
PARK**



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

16' 3" x 5' 6" (4.95m x 1.68m)

Pendant ceiling light, understairs storage, column radiator, wood flooring.

Living Room

14' 6" x 13' 8" (4.42m x 4.17m)

Double-glazed bay windows, plantation shutters, pendant ceiling light, cast iron fireplace, alcove cabinetry, column radiator, Herringbone wood flooring.

Kitchen / Dining Room

19' 5" x 12' 2" (5.92m x 3.71m)

Double-glazed windows and door to garden, pendant ceiling light, inset spotlights, fitted kitchen units, 1.5 bowl sink with mixer tap and drainer, dishwasher, integrated oven, grill, gas hob and extractor hood, tile flooring to kitchen area, column radiator, wood flooring.

Utility

6' 1" x 4' 6" (1.85m x 1.37m)

Double-glazed window, ceiling light, plumbing for washing machine, wood flooring.

FIRST FLOOR

Landing

Bedroom

14' 6" x 11' 0" (4.42m x 3.35m)

Double-glazed bay windows, plantation shutters, ceiling light, cast iron fireplace, built-wardrobes, radiator, fitted carpet.

Bedroom

12' 2" x 11' 0" (3.71m x 3.35m)

Double-glazed windows, pendant ceiling light, radiator, engineered wood flooring.

Bathroom

8' 8" x 8' 2" (2.64m x 2.49m)

Double-glazed windows, inset spotlights, walk-in shower with overhead and handheld showers, bathtub, pedestal washbasin, WC, heated towel rail, tile flooring.

Bedroom

9' 0" x 8' 2" (2.74m x 2.49m)

Double-glazed windows, plantation shutters, pendant ceiling light, radiator, fitted carpet.

SECOND FLOOR

Bedroom

19' 11" x 11' 10" (6.07m x 3.61m)

Double-glazed windows to rear, Velux roof windows, inset spotlights, column radiator, fitted carpet.

Ensuite

7' 1" x 6' 5" (2.16m x 1.96m)

Double-glazed windows, inset spotlights, walk-in shower with overhead and handheld showers, washbasin on vanity unit, WC, heated towel rail, tile flooring.

OUTSIDE

Garden

Paved patio leading to lawn with plant borders and pond, shed, side access.



Ground Floor
Area: 49.3 m² ... 530 ft²



Second Floor
Area: 32.3 m² ... 348 ft²



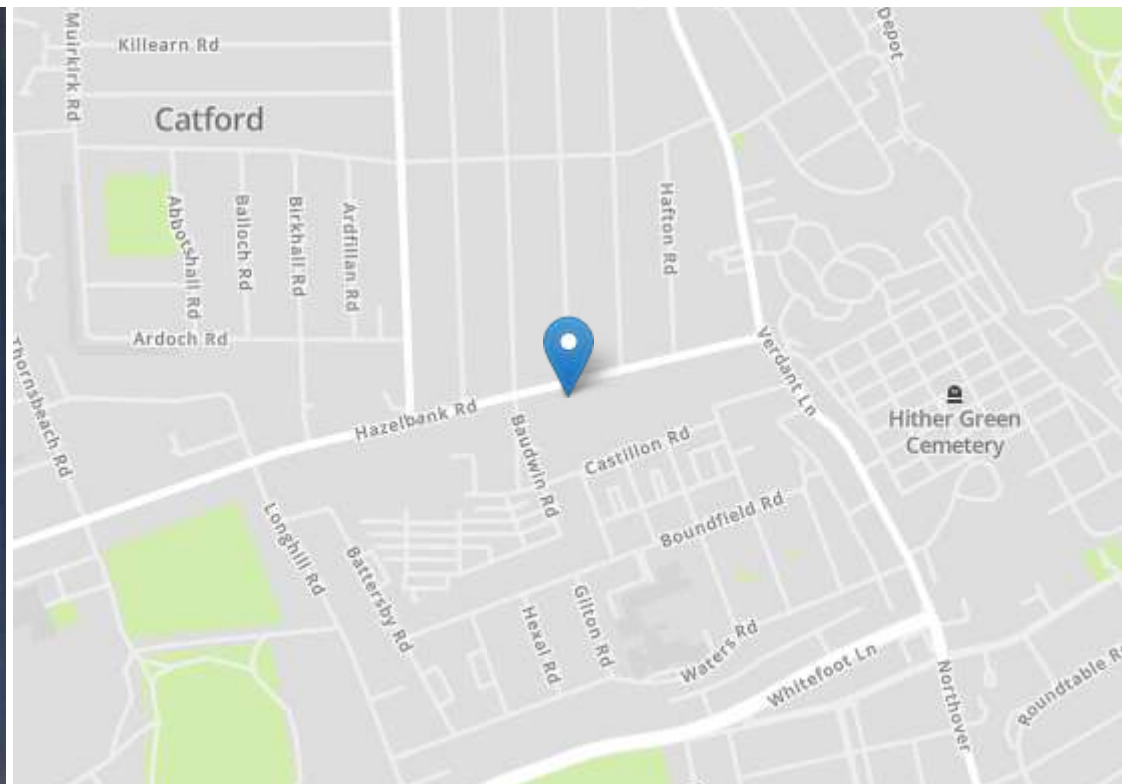
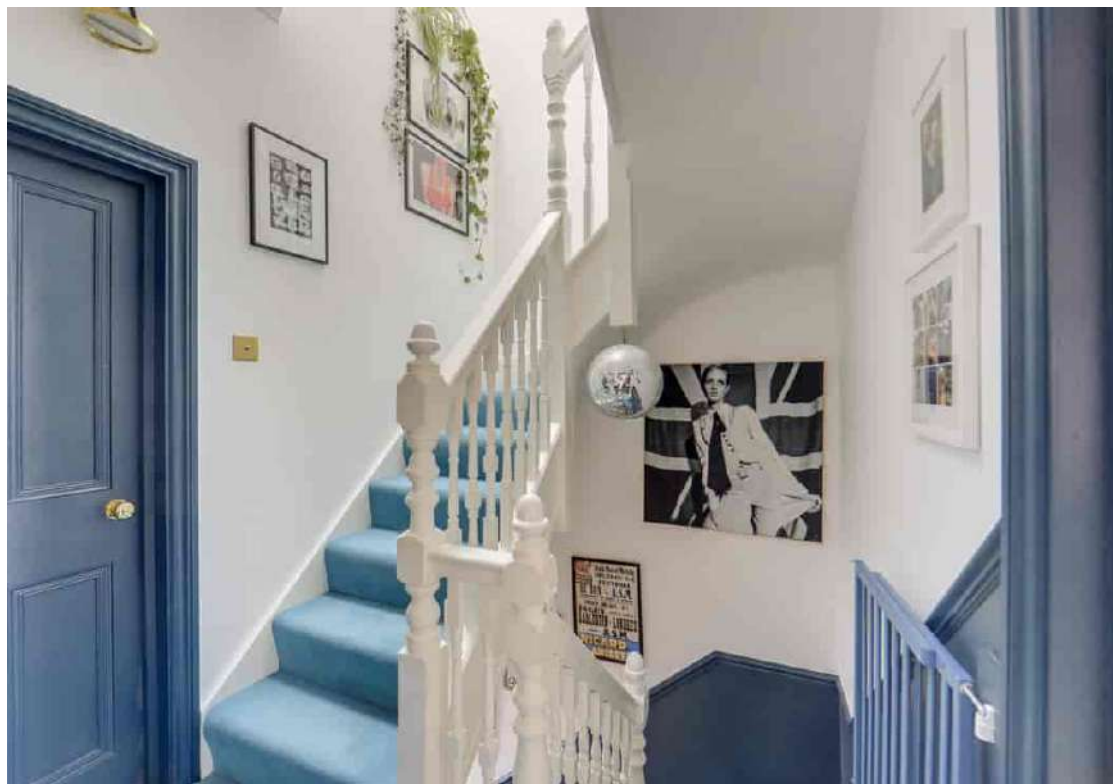
First Floor
Area: 46.4 m² ... 499 ft²

Total Area: 128.0 m² ... 1377 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		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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