

Stanfords  
— sales & lettings —



**£800,000 Freehold**  
4 bedroom terraced house

Dowanhill Road  
Catford



# Read all about it...

**\*\*GUIDE PRICE: £800,000-£825,000\*\***

An extended and immaculately presented four-bedroom family home, ideally situated in the sought-after Corbett Estate.

Arranged over three floors, this property features a welcoming entrance hall leading to a spacious living room with a delightful fireplace and bay windows overlooking the front of the property as well as a well-equipped utility room and a convenient downstairs WC. The ground floor has been thoughtfully extended, creating an open-plan kitchen and living area, flooded with natural light from a large skylight and bi-folding doors opening to the garden. This versatile space has been cleverly designed with sleek fitted units, integrated appliances, and a breakfast bar, creating functional and clearly defined areas for cooking, dining, and everyday family life. Stepping outside, the rear garden has been lovingly landscaped, creating the perfect setting for the whole family to enjoy warm summer days.

Upstairs, the first floor offers three bedrooms, including two good-sized doubles, and a family bathroom. The loft has been extended to create an expansive master bedroom with a modern ensuite shower room, bespoke fitted wardrobes, and ample storage space within the eaves. The current owners have further optimized this space with a partition wall, creating a handy study area that could also serve as an dressing area or nursery.

The local area boasts a variety of amenities, including a GP practice and the Corbett Community Library within walking distance, alongside a diverse selection of shops, supermarkets, and exciting places to eat and drink. Known for its family-friendly atmosphere, the Dowanhill Road is well-served by nurseries and schools and offers plenty of green spaces, including the popular Mountsfield and Forster Memorial Parks.

**Tenure:** Freehold | **Council Tax:** Lewisham band C

**CORBETT ESTATE  
65FT LONG GARDEN  
1MI TO TWIN CATFORD  
STATIONS**

**KITCHEN & LOFT EXTENDED  
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## GROUND FLOOR

### Entrance Hall

Pendant ceiling light, understairs storage cupboard, column radiator, vinyl flooring.

### Living Room

14' 0" x 11' 10" (4.27m x 3.61m)

Sash bay windows, pendant ceiling light, cast-iron fireplace, alcove shelving, radiator, fitted carpet.

### Utility Room

14' 0" x 4' 7" (4.27m x 1.40m)

Inset ceiling lights, fitted units, sink with mixer tap, plumbing for washing machine, vinyl flooring.

### WC

4' 9" x 2' 2" (1.45m x 0.66m)

Ceiling light, washbasin on vanity unit, WC, vinyl flooring.

### Kitchen/Dining Room

18' 6" x 18' 0" (5.64m x 5.49m)

Double-glazed window and bi-folding doors to garden, skylight, inset ceiling lights, pendant ceiling lights, ceiling mounted-speakers, fitted kitchen units with breakfast bar, sink with mixer tap and drainer, integrated dishwasher, fridge/freezer, microwave, oven, grill, hob and extractor hood, column radiators, wood flooring.

## FIRST FLOOR

### Landing

#### Bedroom

12' 8" x 11' 2" (3.86m x 3.40m)

Sash bay windows, pendant ceiling light, cast iron fireplace, column radiator, fitted carpet.

#### Bedroom

12' 0" x 11' 2" (3.66m x 3.40m)

Sash window, pendant ceiling light, column radiator, fitted carpet.

### Bathroom

8' 9" x 8' 6" (2.67m x 2.59m)

Double-glazed window, inset ceiling lights, bathtub, walk-in shower, washbasin on vanity unit, WC, heated towel rail, Lino flooring.

### Bedroom

9' 6" x 8' 6" (2.90m x 2.59m)

Sash window, pendant ceiling light, built-in cupboard, radiator, fitted carpet.

## SECOND FLOOR

### Bedroom

20' 2" x 12' 4" (6.15m x 3.76m)

Double-glazed windows, Velux roof windows, inset ceiling spotlights, built-in wardrobe, eaves storage, column radiator, fitted carpet,

### Ensuite

8' 9" x 6' 4" (2.67m x 1.93m)

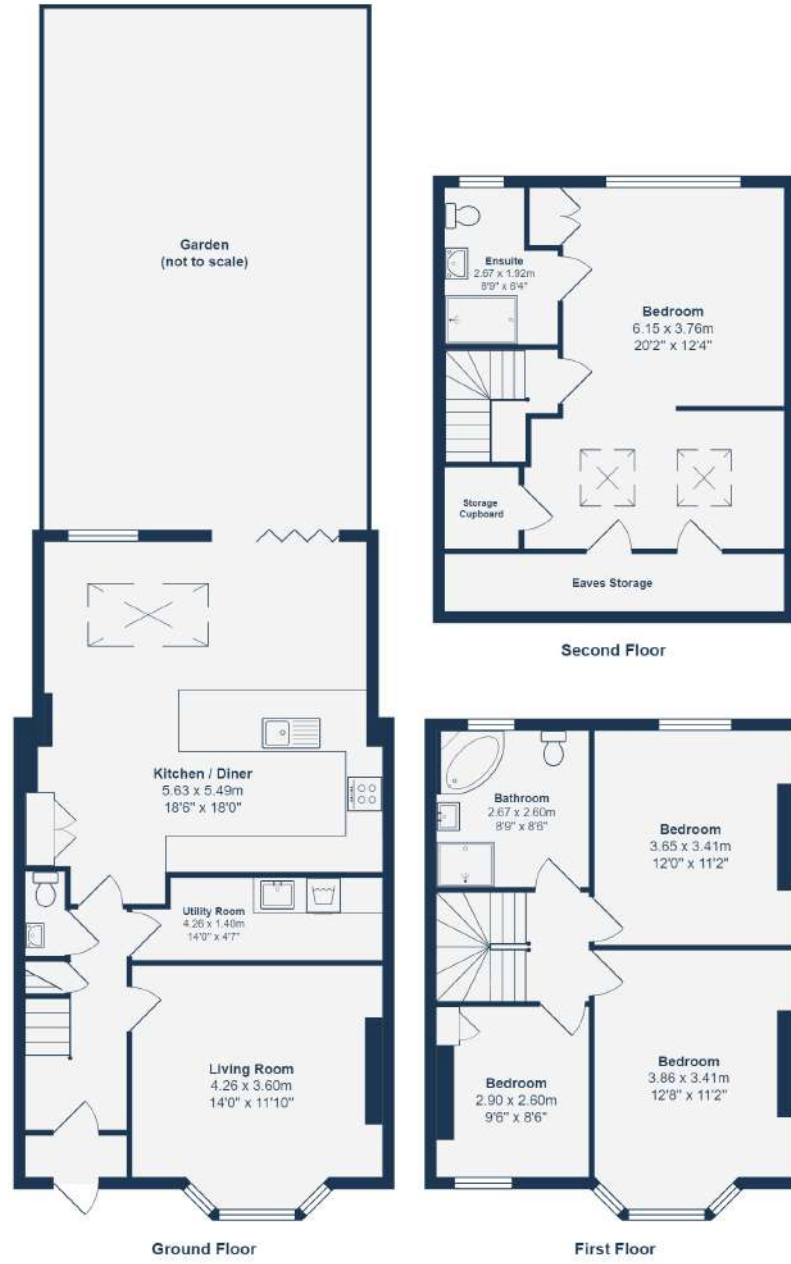
Double-glazed window, inset ceiling lights, walk-in shower with overhead and handheld showers, washbasin on vanity unit, WC, heated towel rail, tile flooring.

## OUTSIDE

### Garden

65 ft - Artificial lawn with raised plant bed borders, paved and gravel patios to rear, pergola, storage shed.





Total Area: 147.7 m<sup>2</sup> ... 1590 ft<sup>2</sup> (excluding eaves & garden)

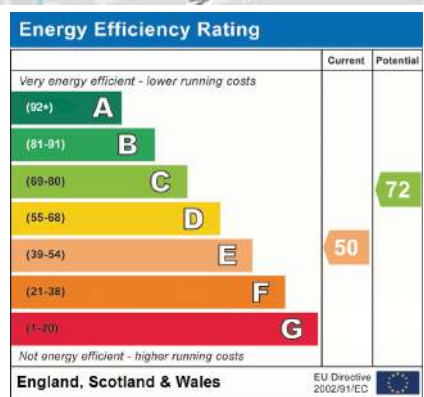
Drawn for Stanfords Sales & Lettings  
 This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.











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