

Stanfords  
— sales & lettings —



**£600,000 Freehold**  
3 bedroom terraced house

Verdant Lane  
Catford

## Read all about it...

This characterful brick-fronted terraced house, located in the sought-after Corbett Estate, effortlessly combines light, modern décor with the charming period features that make these homes so desirable.

As you step inside, the porch opens to a welcoming entrance hall leading to a bright and spacious lounge. This room showcases delightful period details, including an elaborate ceiling rose, coffered ceiling, fireplace, and bespoke fitted cabinetry. The kitchen and dining room have been thoughtfully opened up to create a seamless space with modern fitted units and ample room for dining—perfect for both entertaining and everyday living. French doors extend this space to a paved patio, ideal for alfresco dining, while the lovingly maintained west-facing garden offers a perfect setting for lounging in the sun, play, and gardening enthusiasts.

Upstairs, the landing, flooded with natural light from a well-positioned skylight, leads to two generously sized double bedrooms and a third smaller room, perfect as a nursery or home office. A sleek, contemporary family bathroom completes the first floor.

This property also benefits from a front driveway and a loft that provides ample storage space with the potential to extend - (STPP).

Ideally situated for Hither Green Station, this property offers frequent bus and rail connections to Central London and beyond. The local area boasts a diverse selection of shops, supermarkets, and enticing places to eat and drink, along with essential amenities such as nearby GP and dental surgeries. Popular with young families, Verdant Lane is well-served by nurseries and schools, including Sandhurst Primary School. Additionally, there are plenty of green open spaces nearby, such as Mountsfield Park and Forster Memorial Park, perfect for outdoor activities.

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

**CORBETT ESTATE  
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STATION**

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## GROUND FLOOR

### Entrance Hall

16' 0" x 5' 9" (4.88m x 1.75m)

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

### Lounge

13' 10" x 12' 4" (4.22m x 3.76m)

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

### Dining Room

15' 11" x 12' 6" (4.85m x 3.81m)

Double-glazed French Doors to garden, pendant ceiling light, built-in cabinetry, radiator, wood flooring.

### Kitchen

11' 10" x 5' 11" (3.61m x 1.80m)

Single-glazed windows, inset ceiling spotlights, fitted kitchen units, 1.5 bowl sink with mixer tap and drainer, integrated dishwasher, combi boiler, fridge and freezer, plumbing for washing machine, range cooker, extractor hood, vinyl flooring.

## FIRST FLOOR

### Bedroom

13' 11" x 12' 5" (4.24m x 3.78m)

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

### Bedroom

14' 0" x 12' 5" (4.27m x 3.78m)

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

### Bedroom

8' 7" x 5' 8" (2.62m x 1.73m)

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

### Bathroom

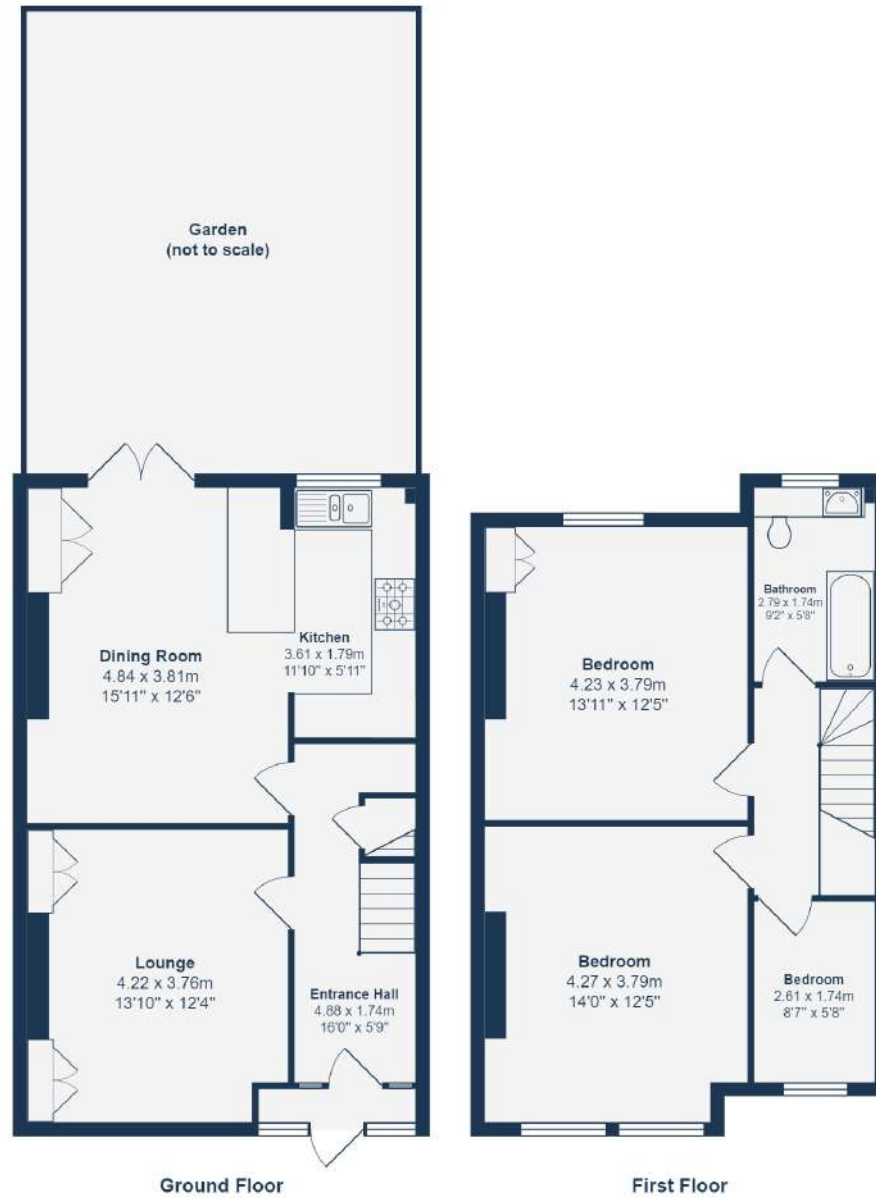
9' 2" x 5' 8" (2.79m x 1.73m)

Double-glazed window, ceiling light, bathtub with shower and screen, washbasin on vanity unit, WC, heated towel rail, vinyl flooring.

## OUTSIDE

### Garden

Paved patio, lawn, mature plant and tree borders, pergola seating area to rear and storage shed.

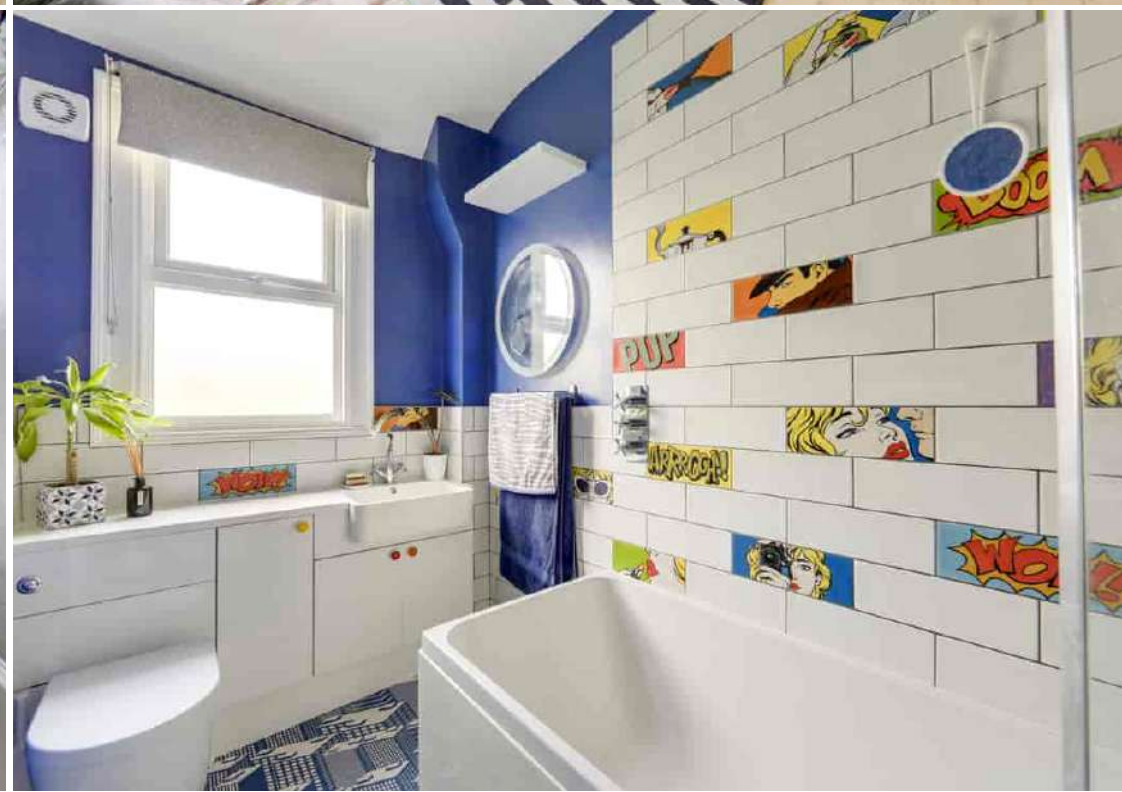


**Ground Floor**

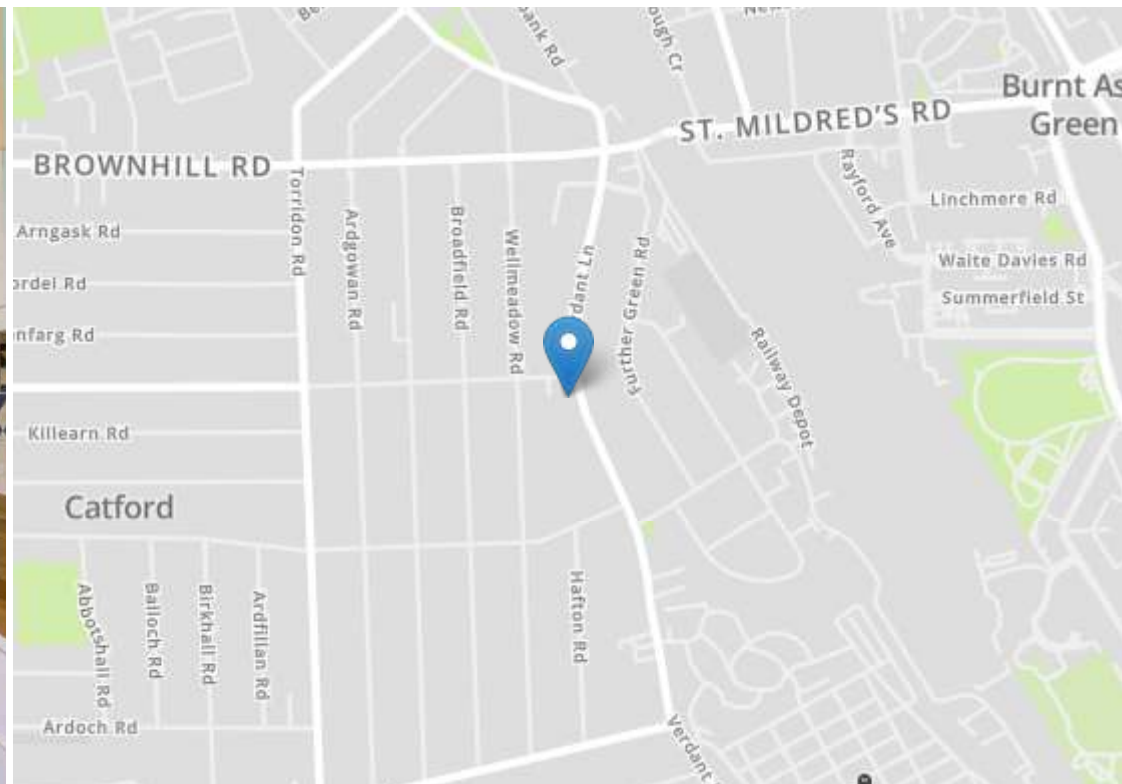
**First Floor**

Total Area: 99.4 m<sup>2</sup> ... 1070 ft<sup>2</sup> (excluding garden)

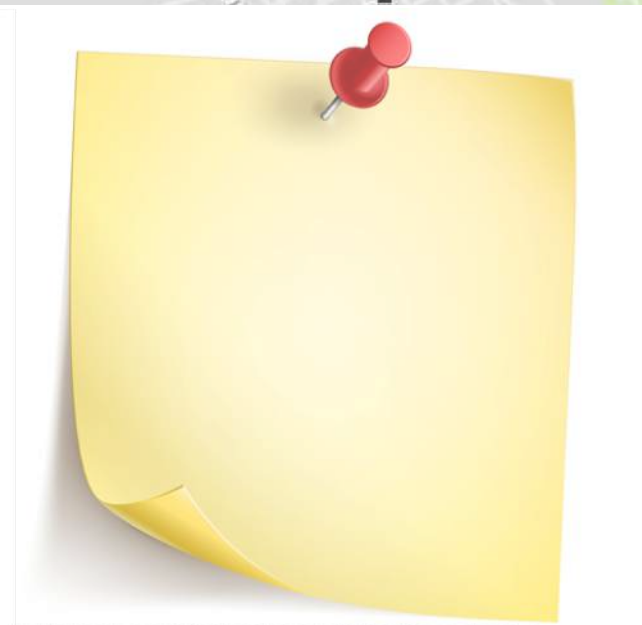
Drawn for Stanfords Sales & Lettings  
 This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		89
(69-80)	<b>C</b>	72	
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	



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