

# Stanfords

— sales & lettings —



**Guide Price £575,000 Freehold**  
2 bedroom end of terrace house

Braidwood Road  
Catford

## Read all about it...

A simply stunning example of an extended, end of terrace, family home in the heart of the Corbett Estate.

Elevated from the road and with its exposed London stock brick, the house has been beautifully and sympathetically renovated and modernised both inside and out. Perhaps the pièce de résistance inside being the addition of the rear extension creating a sumptuous circa 20' x 17' open-plan kitchen/dining/living area with bi-fold doors out to the South facing garden, ideal for modern day living. To the front of the house is a separate, but still open, lounge with large bay window and shutters, whilst exposed brick chimney breasts and exposed floorboards throughout maintain its period charm. There are also the added benefits of a utility cupboard and separate WC.

Upstairs are 2 bedrooms, one of which being a substantial almost 17' wide main bedroom with fitted wardrobes, and a spacious family bathroom. There's also further potential to extend into the loft STPP.

The Corbett Estate is a family-dominated area with a strong community feel to it, including a volunteer run library, charity owned healthy lifestyle centre and sought-after primary schools within catchment. Commuter links are also available to a choice of London Stations, whether you need access to the City with trains to London Bridge, Blackfriars, and Cannon Street from Hither Green and the Twin Catford Stations. Likewise both Hither Green and Catford centres are with reach offering local shops, pubs and an independent cinema. If it's green space you're after then the ever-popular Mountsfield Park is just half a mile away, with Forster Memorial Park slightly further afield.

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

**CORBETT ESTATE**  
**STUNNING REAR EXTENSION**  
**TOTAL AREA: 923SQFT.**  
**0.9MI TO HITHER GREEN**  
**STATION**

**END OF TERRACE**  
**SOUTH FACING GARDEN**  
**0.5MI TO MOUNTSFIELD PARK**



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## GROUND FLOOR

### Entrance Hall

Pendant ceiling light, cupboard, vertical radiator, original floorboards.

### Lounge

13' 8" x 11' 2" (4.17m x 3.40m)

Ceiling rose, pendant ceiling light, picture rail, double glazed bay window to front with shutters, vertical radiator, Chesneys wood burning stove, original floorboards.

### Kitchen/Dining Room

19' 11" x 16' 11" (6.07m x 5.16m)

Skylights, spotlights, pendant ceiling lights, utility cupboard with plumbing for washing machine, vertical radiators, original floorboards, bi-fold doors to garden.

Kitchen: matching wall and base units with contrasting island, tiled splashback, quartz worktop, ceramic butler sink with traditional gold bridge lever mixer tap, gas hob with integrated extractor, Neff 'Slide and Hide' electric oven, integrated fridge/freezer, wine cooler and dishwasher.

### WC

Spotlights, WC, basin.

## SECOND FLOOR

### Landing

Pendant ceiling light, original floorboards. Doors to:

### Bedroom

16' 11" x 10' 8" (5.16m x 3.25m)

Ceiling rose, pendant ceiling light, double glazed windows to front with shutters, fitted wardrobes and cupboard, fireplace, radiator, fitted carpet.

### Bedroom

11' 1" x 8' 9" (3.38m x 2.67m)

Ceiling rose, pendant ceiling light, double glazed window to rear, vertical radiator, fitted carpet.

### Bathroom

7' 10" x 7' 6" (2.39m x 2.29m)

Spotlights, double glazed window to rear, freestanding bath with over shower and glass screen, WC with traditional high level cistern, wall-hung basin, tiled splashback, traditional heated towel radiator, herringbone marble flooring.

## OUTSIDE

### Garden

Paved seating area leading to laid lawn and flower bed borders with mature shrubs. To the rear is a raised patio with vegetable patch and shed.



**Ground Floor**  
Area: 51.0 m<sup>2</sup> ... 549 ft<sup>2</sup>



**First Floor**  
Area: 34.8 m<sup>2</sup> ... 374 ft<sup>2</sup>

**Total Area: 85.7 m<sup>2</sup> ... 923 ft<sup>2</sup>**

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>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	
(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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