

Stanfords
— sales & lettings —



Guide Price £550,000 Freehold
3 bedroom terraced house

Braidwood Road
Catford

Read all about it...

An immaculately presented, brick-fronted property located in the highly sought-after Corbett Estate, this three-bedroom terraced house is perfect for buyers seeking a move-in-ready home within a vibrant local community.

Renovated to an exceptional standard throughout, the property retains an abundance of period charm while seamlessly blending in modern comforts. Stepping inside, the welcoming entrance hall boasts hardwood floors that flow through the ground floor. The reception room features bay windows that flood the space with natural light, complemented by an elaborate ceiling rose, intricate cornicing, and a wood-burning stove that serves as a cosy focal point. At the rear, the spacious kitchen and dining area has been beautifully finished, showcasing bespoke contemporary units, a built-in utility closet, and a convenient pantry.

Outside, the lovingly landscaped rear garden provides ample space for alfresco dining or soaking up the sun. A pathway through the lawn leads to a large, versatile garden studio, ideal for use as a home office, gym, or creative space.

Upstairs, the property features three well-proportioned bedrooms, including two generous doubles with bespoke fitted wardrobes, and a sleek, modern family bathroom. The loft, accessed from the first-floor landing, offers ample storage and the potential for future expansion, as seen in many neighbouring properties.

Popular with families, the area is well-served by excellent nurseries and schools, including Sandhurst and Torridon Primary Schools, and offers plenty of green spaces such as Mountsfield Park for outdoor activities and leisurely strolls. The nearby Corbett Community Library serves as a cherished hub, offering a variety of activities for all ages. Located within a mile of Hither Green, Bellingham, and the Catford twin stations, the property benefits from excellent transport links, with frequent rail and bus services to Central London. The local area also boasts a diverse selection of independent shops, supermarkets, and exciting places to eat and drink, making it an ideal home for those seeking both comfort and a vibrant lifestyle.

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

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MODERN KITCHEN &
BATHROOM
STUNNING INTERIORS
APPROX 842SQFT**

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GARDEN STUDIO/HOME OFFICE
GREAT TRANSPORT LINKS
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GROUND FLOOR

Entrance Hall

Pendant ceiling light, understairs cupboard and drawers, radiator, wood flooring.

Reception Room

11' 4" x 11' 4" (3.45m x 3.45m)

Double-glazed bay windows, plantation shutters, pendant ceiling light, fireplace with wood burning stove, alcove shelving and cabinetry, radiator, wood flooring.

Kitchen

16' 8" x 11' 7" (5.08m x 3.53m)

Double-glazed window and door to lean-to, inset ceiling spotlights, fitted kitchen units, sink with mixer tap and drainer, integrated dishwasher, oven and gas hob, built-in storage and utility cupboards, radiator, wood flooring.

Pantry

2' 4" x 3' 6" (0.71m x 1.07m)

Single-glazed window, ceiling light, wall-mounted shelving.

Lean-to

10' 1" x 3' 6" (3.07m x 1.07m)

Single-glazed windows and door to garden.

WC

2' 11" x 3' 6" (0.89m x 1.07m)

FIRST FLOOR

Landing

Pendant ceiling light, loft access, wood flooring.

Bedroom

11' 4" x 10' 5" (3.45m x 3.17m)

Double-glazed windows, pendant ceiling light, fireplace, built-in wardrobes, radiator, fitted carpet.

Bedroom

11' 5" x 9' 6" (3.48m x 2.90m)

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

Bedroom

6' 10" x 5' 11" (2.08m x 1.80m)

Double-glazed window, pendant ceiling light, radiator, fitted carpet.

Bathroom

8' 6" x 6' 10" (2.59m x 2.08m)

Sash window, inset ceiling spotlights, pendant ceiling light, bathtub with rainfall and handheld shower heads, washbasin on vanity unit, WC, cupboard housing combi boiler, heated towel rail, tile flooring.

OUTSIDE

Garden

Paved patio leading to lawn with mature plant borders, gravel patio to rear, storage shed, brick wood fired pizza oven.

Garden Office/Studio

Insulated garden room with single-glazed windows and French doors, inset ceiling spotlights, wood flooring.



Ground Floor



First Floor

Total Area: 78.2 m² ... 842 ft² (excluding garden office/studio)

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		88
(69-80)	C		
(55-68)	D	69	
(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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