

Stanfords  
— sales & lettings —



**Guide Price £525,000 Freehold**  
3 bedroom terraced house

Glenfarg Road  
Catford



## Read all about it...

This beautifully presented three-bedroom terraced house is ideally located on Glenfarg Road in the highly desirable Corbett Estate. The property features a lovingly landscaped south-facing garden, offering a tranquil retreat for relaxation or the perfect setting for entertaining family and friends.

Upon entering, the spacious entrance hall leads to a welcoming reception room, where bay windows overlooking the front of the property fill the space with natural light. At the rear, the generously proportioned dining room flows effortlessly into the bright and airy kitchen, creating a sociable and functional layout ideal for modern family living. The ground floor also boasts a modern family bathroom. Upstairs, the first floor comprises three bedrooms, including two well-sized doubles.

This home also presents excellent potential for expansion, with the opportunity to extend both the ground floor and loft, as demonstrated by neighbouring properties, allowing for future customisation to suit your needs.

Situated less than a mile from both Hither Green and Catford Stations, this home benefits from exceptional transport links, with frequent rail and bus services providing easy access to Central London and beyond. The vibrant local area offers a wealth of independent shops, supermarkets, and dining options within walking distance. Popular with families, Catford is well-served by highly regarded nurseries and schools, while nearby Mountsfield Park provides a beautiful green space for outdoor activities and relaxation.

**Council Tax:** Lewisham band C

**CORBETT ESTATE  
SOUTH FACING GARDEN  
0.8MI TO HITHER GREEN  
STATION**

**3 BED FAMILY HOME  
MOUNTSFIELD PARK NEAR BY  
0.9MI TO TWIN CATFORD  
STATIONS**



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to arrange a viewing or request further information







## GROUND FLOOR

### Entrance Hall

Wall-mounted light, understairs storage cupboard, radiator, wood flooring.

### Reception Room

11' 5" x 11' 1" (3.48m x 3.38m)

Double-glazed bay windows, ceiling light, fireplace, radiator, wood flooring.

### Dining Room

11' 5" x 10' 11" (3.48m x 3.33m)

Double-glazed door to garden, inset ceiling spotlights, radiator, wood flooring.

### Kitchen

6' 11" x 6' 9" (2.11m x 2.06m)

Double-glazed windows, roof window, inset ceiling spotlights, fitted kitchen units, sink with mixer tap and drainer, integrated oven, gas hob and extractor hood, plumbing for washing machine, combi boiler, wood flooring.

### Bathroom

6' 6" x 5' 5" (1.98m x 1.65m)

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

## FIRST FLOOR

### Bedroom

17' 2" x 9' 9" (5.23m x 2.97m)

Double-glazed windows, inset ceiling spotlights, radiators, fitted carpet.

### Bedroom

12' 3" x 8' 4" (3.73m x 2.54m)

Double-glazed window, inset ceiling spotlights, radiator, fitted carpet.

### Bedroom

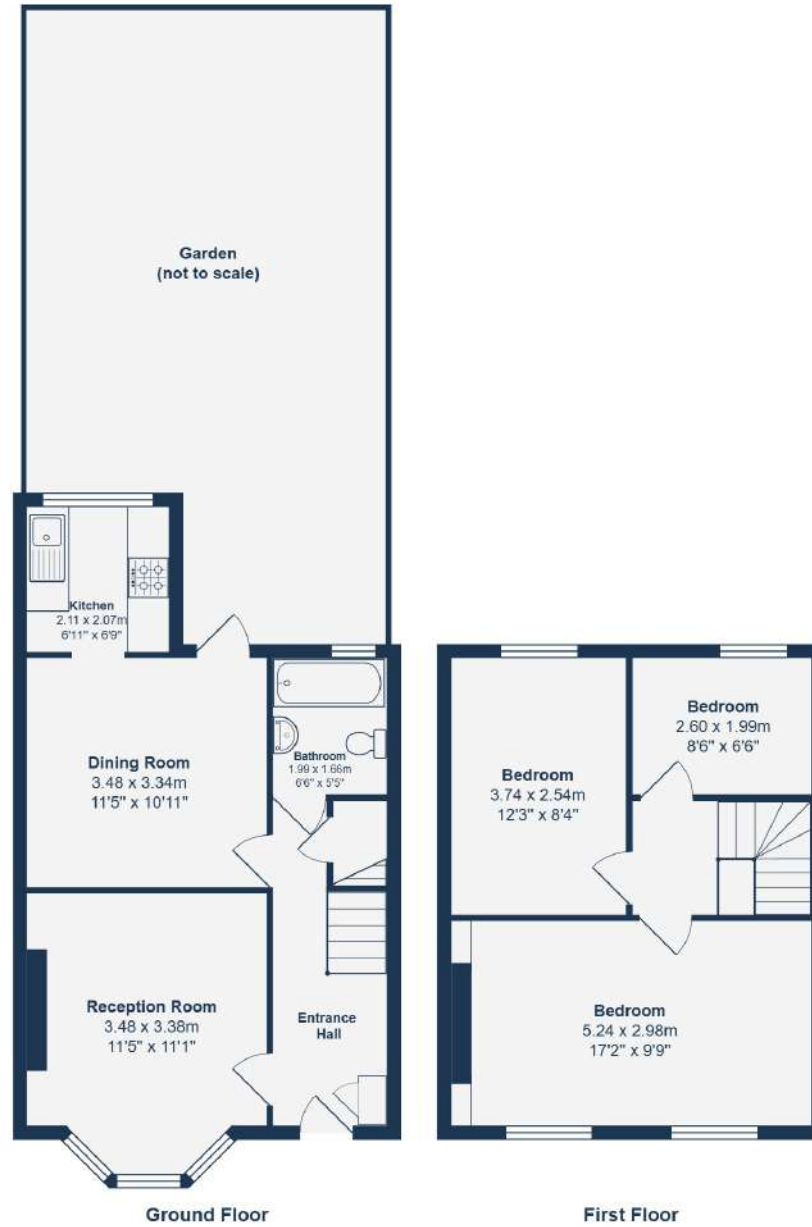
8' 6" x 6' 6" (2.59m x 1.98m)

Double-glazed window, ceiling light, radiator, wood flooring.

## OUTSIDE

### Garden

South-facing garden, paved patio leading to lawn with mature plant and tree borders, storage shed to rear.



Total Area: 77.1 m<sup>2</sup> ... 830 ft<sup>2</sup> (excluding garden)

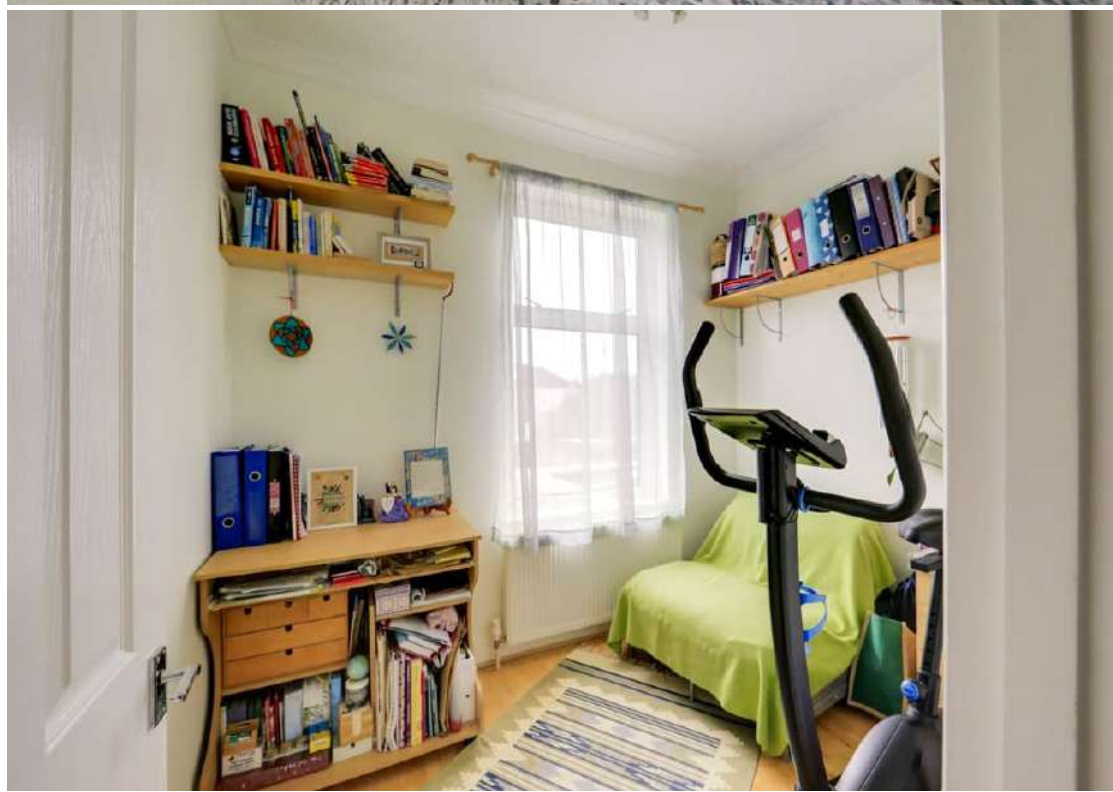
Drawn for Stanfords Sales & Lettings  
 This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.



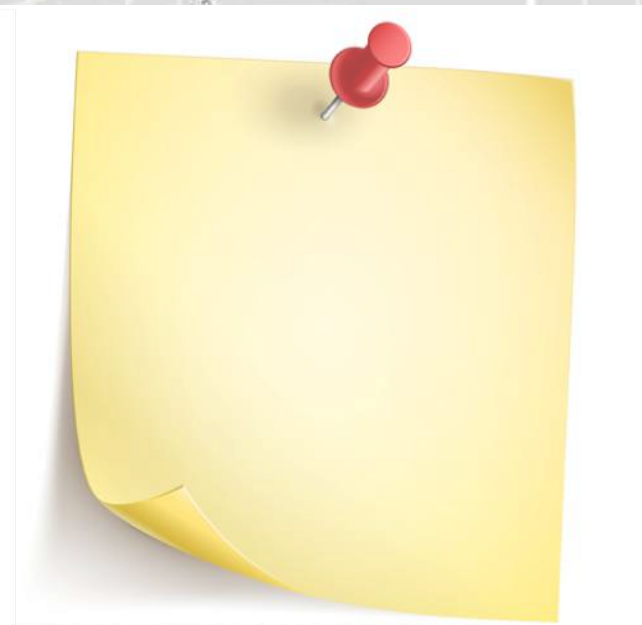








Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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