# Stanfords

— sales & lettings



**£575,000 Freehold** 3 bedroom terraced house Ardoch Road Catford

# Read all about it...

Offered to the market with no onward chain, this three-bedroom mid-terrace family home is ideally located on Ardoch Road, a quiet residential street in the sought-after Corbett Estate. Known for its characterful architecture, strong sense of community, and family-friendly atmosphere, the Corbett Estate is a fantastic place to call home.

Stepping inside, the welcoming entrance hall leads to a light and spacious living room and dining room, where sliding doors open onto a rear patio, bringing in plenty of natural light and seamlessly extending the living space outdoors. The well-sized galley kitchen offers a practical layout with ample worktop space. Upstairs, the home features three bedrooms, including two generously sized doubles, and a family bathroom. There is also access to the loft, providing additional storage and offering potential for future expansion (STPP). Outside, the south-facing garden is well-maintained, making it the perfect space for relaxing or entertaining. To the front, a private driveway provides convenient off-street parking.

Popular with families, the local area is well-served by highly regarded nurseries and schools, including the nearby Torridon Primary School. Green spaces are abundant, with Forster Memorial Park and Mountsfield Park both within easy reach. While set in a peaceful residential area, a variety of local amenities are close by, and excellent transport links ensure easy connections into Central London and beyond, with local bus routes and Bellingham, Hither Green, and Catford stations all nearby.

Tenure: Freehold | Council Tax: Lewisham band D

NO ONWARD CHAIN SOUTH FACING GARDEN 0.9MI TO BELLINGHAM STATION THREE BED FAMILY HOME OFF-STREET PARKING CLOSE TO FORSTER MEMORIAL PARK

Like what you see? Call 020 8690 3656 or email us at catford@stanfordestates.london to arrange a viewing or request further information





## **GROUND FLOOR**

Entrance Hall 4.83m x 1.77m (15' 10" x 5' 10") Ceiling lights, storage cupboards, radiator, laminate wood flooring.

Reception Room 4.38m x 3.94m (14' 4" x 12' 11") Double-glazed windows, ceiling light, radiator, fitted carpet.

Dining Room 4.10m x 3.44m (13' 5" x 11' 3") Double-glazed sliding doors to garden, ceiling light, fireplace, radiator, fitted carpet.

#### Kitchen

#### 5.45m x 2.27m (17' 11" x 7' 5")

Double-glazed windows and door to garden, ceiling lights, fitted kitchen units, sink with mixer tap and drainer, plumbing for washing machine, integrated oven and gas hob, extractor hood, boiler, vinyl flooring.

# FIRST FLOOR

#### Bedroom

4.49m x 4.01m (14' 9" x 13' 2") Double-glazed windows, ceiling light, built-in wardrobes, radiator, fitted carpet.

#### Bedroom

4.00m x 3.46m (13' 1" x 11' 4") Double-glazed window, ceiling light, radiator, fitted carpet.

#### Bedroom

2.89m x 1.70m (9' 6" x 5' 7") Double-glazed window, ceiling light, radiator, fitted carpet.

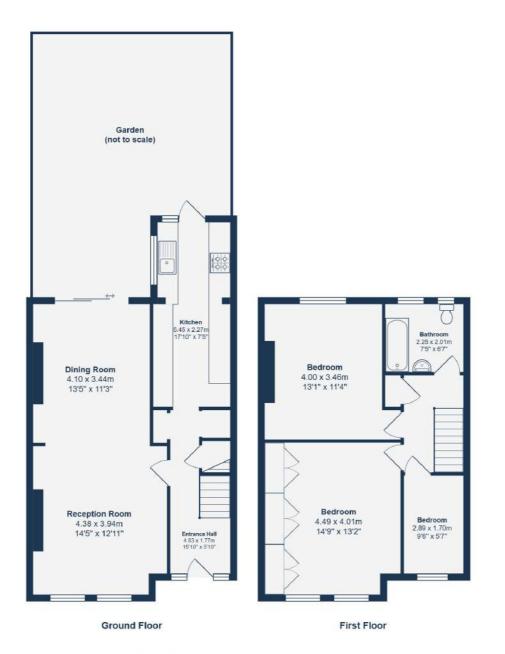
#### Bathroom

2.25m x 2.01m (7' 5" x 6' 7") Double-glazed windows, ceiling light, bathtub with shower, washbasin, WC, radiator, vinyl flooring.

### OUTSIDE

#### Garden

Paved patio, lawn with raised plant bed boarders, storage sheds to rear.



Total Area: 102.2 m<sup>2</sup> ... 1101 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 Very energy efficient - lower running costs (92+) A (81-91) B (69-80) C (39-54) E (21-38) F (-20) G Not energy efficient - higher running costs England, Scotland & Wales EU Devedence 2002/91/EC



Robert Stanford Estates property particulars are produced in accordance with the Consumer Rights Act (2015) and should not be construed as a contract or offer. The contents of these property particulars are to provide a general illustration only and are inconsequential to any decisions to purchase a property. A potential buyer accepts that all representations made by these particulars are made in good faith on behalf of the seller and require verification by a buyersât elegal and professional representatives prior to an exchange of contracts. We offer no guarantees for any structural component, service or appliance and while we make every effort to take accurate measurements and distances, they are illustrative only. Any reliance you place on information within these particulars is therefore strictly at your own risk.