

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@stanfordstates.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.



Ground Floor



First Floor

Total Area: 102.2 m² ... 1101 ft² (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+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	60	
(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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