

# Stanfords

— sales & lettings —



**Guide Price £800,000 Freehold**

4 bedroom terraced house

Minard Road  
Catford

## Read all about it...

Set across three floors is this chain free, four-bedroom family home nestled on a quiet residential street within the desirable Corbett Estate. Known for its characterful architecture and strong community spirit, the Corbett Estate is highly sought after by families due to its proximity to popular nurseries and schools, as well as nearby green spaces, including Mountsfield and Forster Memorial Parks. The local area also boasts an array of amenities, shops, supermarkets, and enticing places to eat and drink within easy reach.

Spanning over 1,500 sqft, the entrance hall leads to two generously sized interconnecting reception rooms, with bay windows to the front along with a downstairs WC and cloak room. The ground floor extends into an open-plan kitchen and dining room, with French doors opening onto a spacious garden perfect for entertaining or simply enjoying the sun.

On the first floor, you will find two double bedrooms along with an additional bedroom as well as a four piece family bathroom. The loft has also been converted to create a spacious master suite, featuring an en-suite bathroom.

**Tenure:** Freehold | **Council Tax:** Lewisham Band D

**0.9 MILES TO HITHER GREEN  
STATION  
CORBETT ESTATE  
TOTAL AREA - 1,566SQFT.  
OFF - STREET PARKING**

**0.7 MILES MOUNTSFIELD PARK  
4 BEDROOM FAMILY HOME  
CHAIN FREE**



**Like what you see?**

Call **020 8690 3656** or email us at [catford@stanfordstates.london](mailto:catford@stanfordstates.london)  
to arrange a viewing or request further information



## GROUND FLOOR

### Entrance Hall

Pendant light, radiator, storage cupboard, laminate flooring

### W/C

Ceiling light, free standing wash basin, W/C, wood flooring

### Reception Room

14' 0" x 12' 4" (4.27m x 3.76m)

Spotlights, front facing double glazed bay windows, fireplace, radiator, fitted carpet

### Reception Room

12' 6" x 12' 0" (3.81m x 3.66m)

Spotlights, fireplace, radiator, fitted carpet

### Kitchen/Diner

19' 4" x 9' 5" (5.89m x 2.87m)

Spotlights, skylight, rear facing double glazed window, radiator, breakfast island, matching wall and base units, stainless steel sink with drain and mixer tap, tile splashback, integrated oven with gas hob, extractor hood, wood flooring, door to garden

## FIRST FLOOR

### Bathroom

8' 9" x 8' 8" (2.67m x 2.64m)

Spotlights, rear facing double glazed window, radiator, freestanding washbasin with vanity unit, walk-in shower, panel enclosed bath, W/C, tile flooring

### Bedroom

12' 2" x 10' 11" (3.71m x 3.33m)

Spotlights, rear facing double glazed window, radiator, fitted carpet

### Bedroom

12' 8" x 10' 11" (3.86m x 3.33m)

Spotlights, front facing double glazed bay windows, radiator, fitted carpet

### Bedroom

9' 7" x 8' 8" (2.92m x 2.64m)

Spotlights, front facing double glazed window, radiator, fitted carpet

## SECOND FLOOR

### Bedroom

17' 5" x 13' 4" (5.31m x 4.06m)

Spotlights, skylight, rear facing double glazed window, radiator, fitted carpet

### Bathroom

8' 3" x 6' 9" (2.51m x 2.06m)

Spotlights, rear facing double glazed window, free standing wash basin, panel enclosed bath/shower, W/C, laminate flooring

## OUTSIDE

### Garden

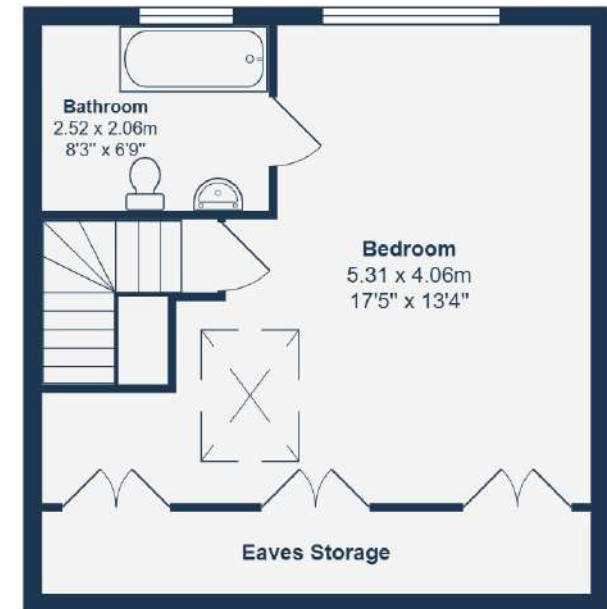
Paved area, Astro turf, shed



**Ground Floor**



**First Floor**



**Second Floor**

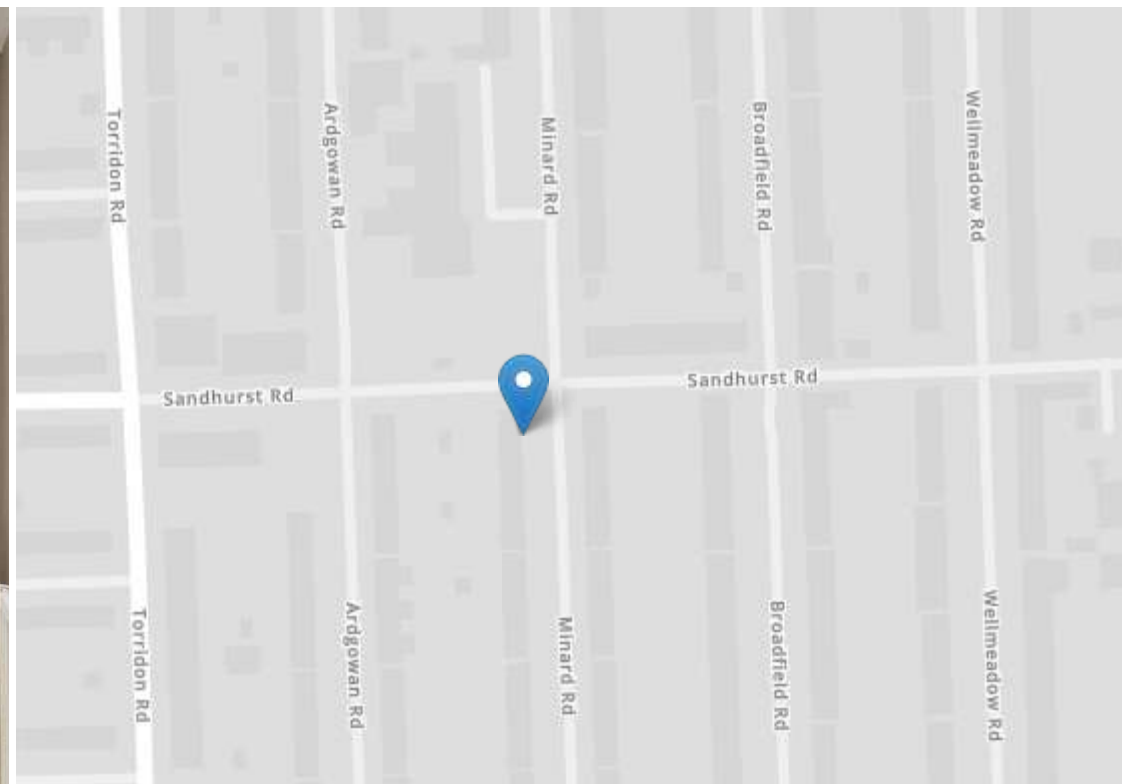
Total Area: 145.5 m<sup>2</sup> ... 1566 ft<sup>2</sup> (excluding eaves storage)

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.







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 buyers' legal 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.