



**Guide Price £750,000 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

## 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



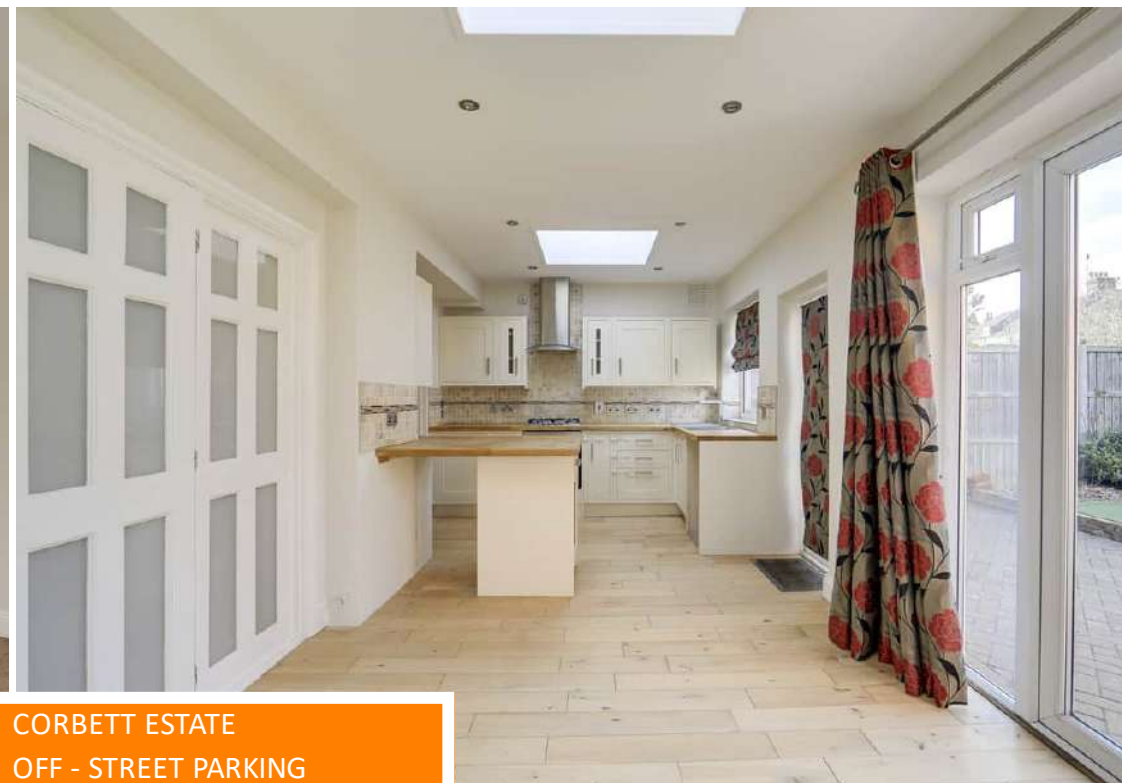
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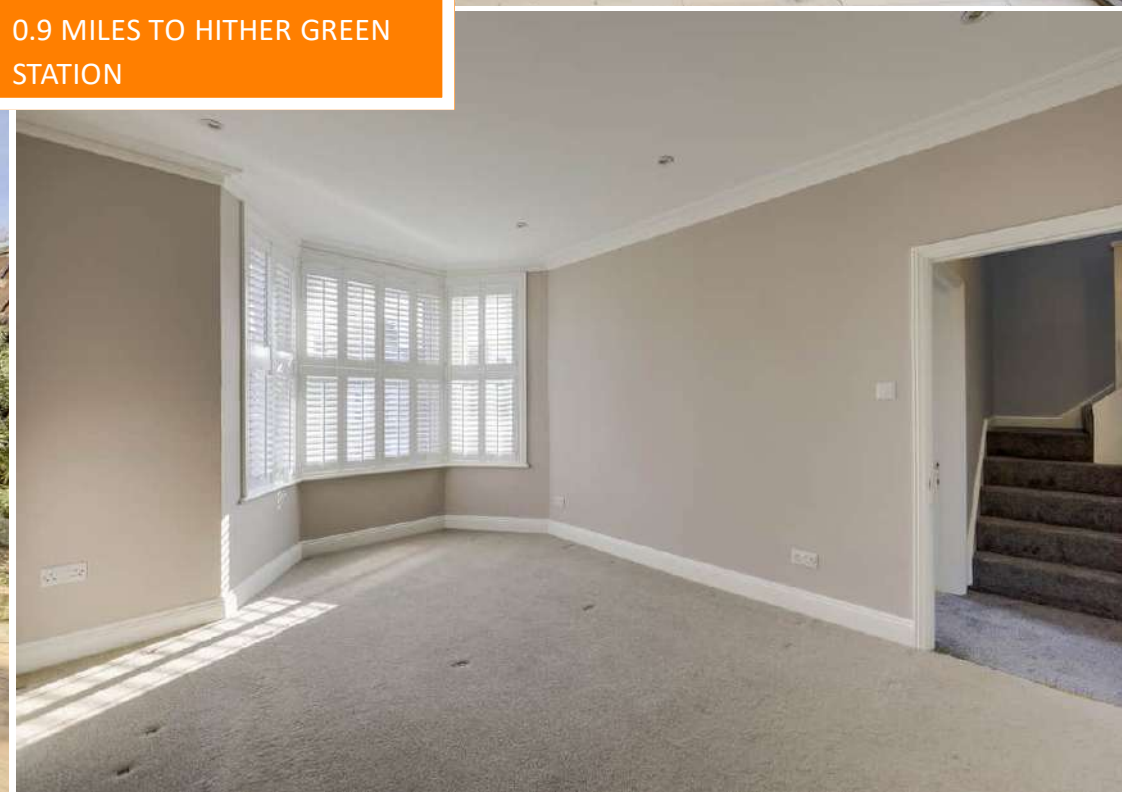
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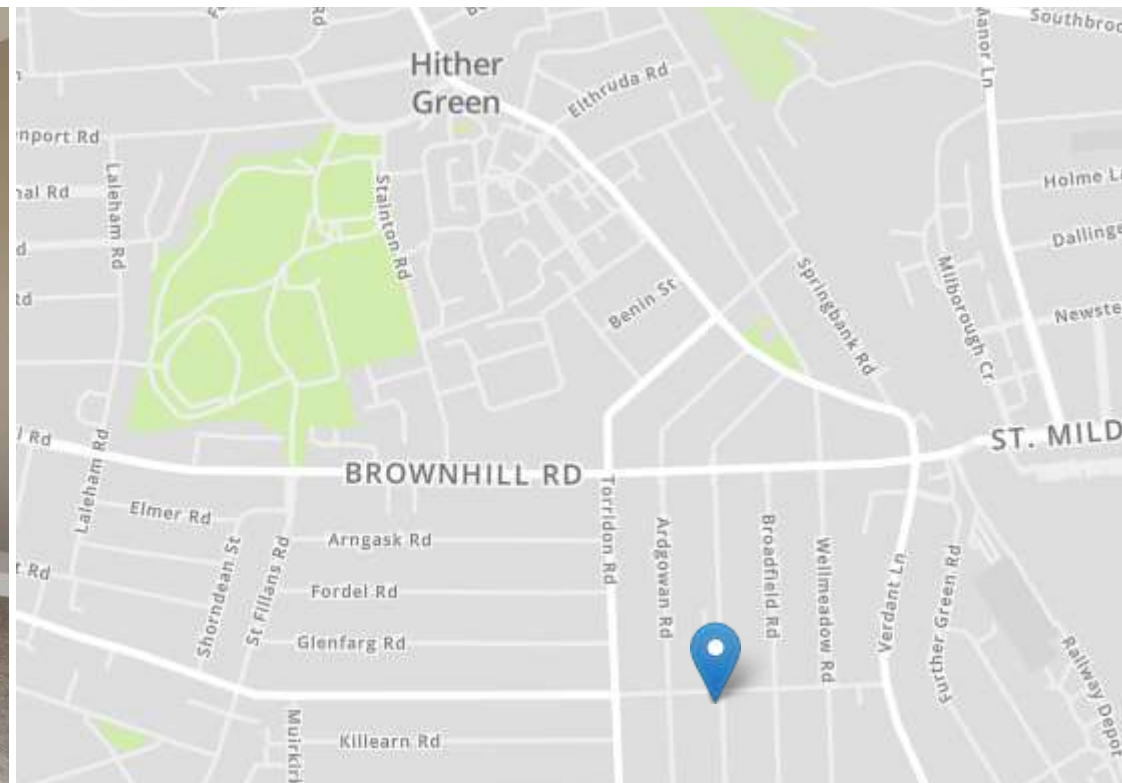
CHAIN FREE  
4 BEDROOM FAMILY HOME  
TOTAL AREA - 1,566SQFT.



CORBETT ESTATE  
OFF - STREET PARKING  
0.9 MILES TO HITHER GREEN  
STATION







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>	74	
(55-68) <b>D</b>		
(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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