

# Stanfords

— sales & lettings —



**Guide Price £650,000 Freehold**  
3 bedroom terraced house

Minard Road  
Catford



## Read all about it...

Located on the sought-after Corbett Estate in Catford, this charming Edwardian three-bedroom family home offers a perfect blend of period character and modern comfort. With modern decor throughout, the property retains some original features that add to its timeless appeal.

The large lounge with Amtico flooring and bright sash bay to the front, is complimented by the separate dining room and galley-style kitchen, on the ground floor. Upstairs there are 3 bedrooms and a stylish modern bathroom complete with a roll-top bath and separate shower. The home is thoughtfully laid out, providing a warm and functional environment for family living.

To the rear, a generously sized garden with decking offers ample outdoor space—ideal for entertaining, play, or relaxing in the warmer months. Off-street parking to the front adds convenience, while the property also boasts exciting potential to extend into the loft and to the rear (subject to planning permission), allowing room to grow with your family's needs.

A wonderful opportunity to secure a characterful and versatile home in a friendly and well-connected neighbourhood.

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

**CORBETT ESTATE  
APPOX 1,052 SQFT.  
LARGE 80' GARDEN**

**THREE BED TERRACED HOUSE  
OFF STREET PARKING  
CLOSE TO GOOD PRIMARY  
SCHOOLS**

**Like what you see?**

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to arrange a viewing or request further information







## GROUND FLOOR

### Entrance Hall

Pendant light, radiator, Amtico LVT flooring, storage cupboard

### Reception Room

14' 9" x 14' 0" (4.50m x 4.27m)

Pendant light, ceiling rose, front facing double glazed bay sash windows, radiator, working fireplace, Amtico LVT flooring

### Dining Room

12' 2" x 12' 0" (3.71m x 3.66m)

Pendant light, rear facing double glazed sash window, radiator, fitted cupboard, wood laminate flooring

### Kitchen

8' 8" x 7' 6" (2.64m x 2.29m)

Spotlights, rear facing double glazed sash window, matching wall and base units, ceramic sink with drain and mixer tap, tile splashback, tile flooring, door to garden

## FIRST FLOOR

### Bathroom

8' 8" x 8' 5" (2.64m x 2.57m)

Ceiling light, rear facing double glazed sash window, free standing wash basin, free standing bathtub, walk-in shower, storage cupboard, W/C, tile flooring

### Bedroom

12' 2" x 11' 1" (3.71m x 3.38m)

Pendant light, rear facing double glazed sash window, radiator, fitted carpet

### Bedroom

14' 9" x 11' 1" (4.50m x 3.38m)

Pendant light, front facing double glazed bay sash windows, radiator, wood laminate flooring

### Bedroom

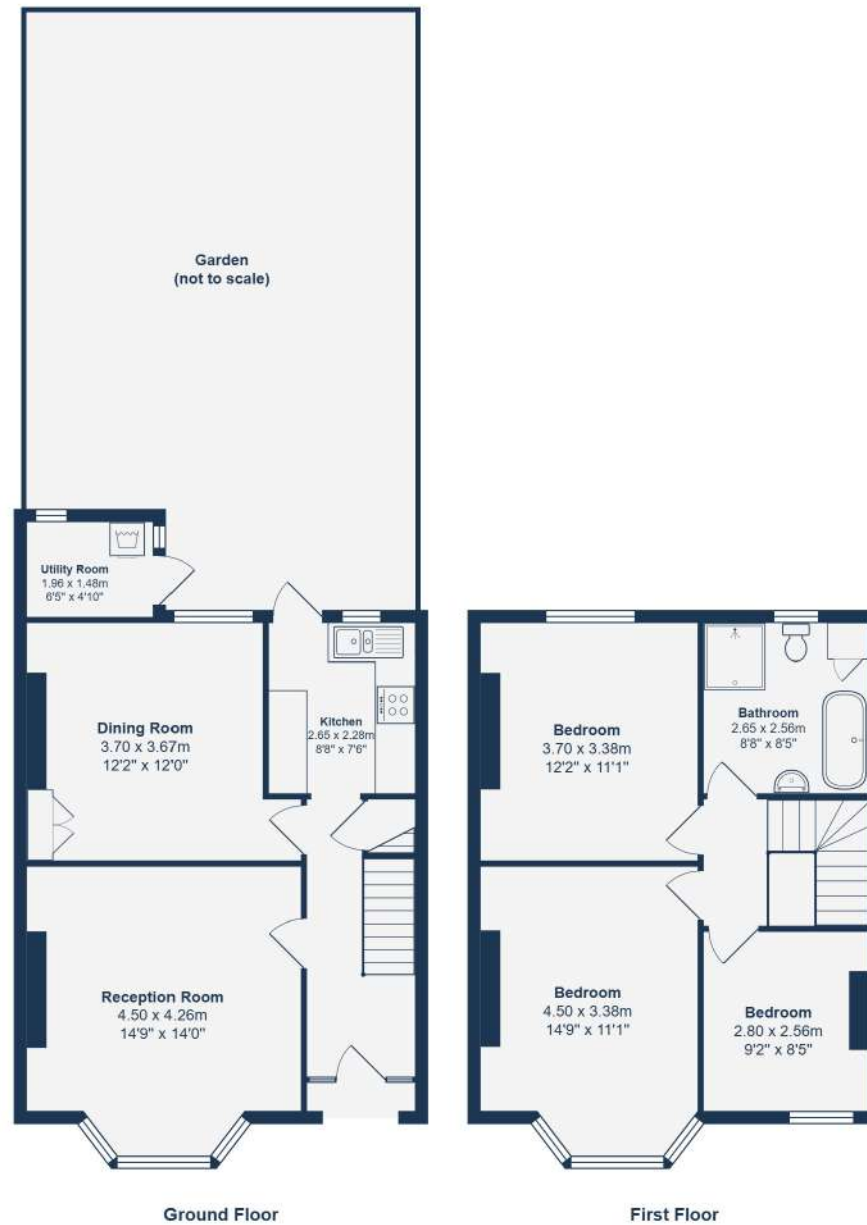
9' 2" x 8' 5" (2.79m x 2.57m)

Pendant light, front facing double glazed sash window, radiator, vinyl flooring

## OUTSIDE

### Garden

Wood decking, laid lawn, shed



Total Area: 97.7 m<sup>2</sup> ... 1052 ft<sup>2</sup>

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.

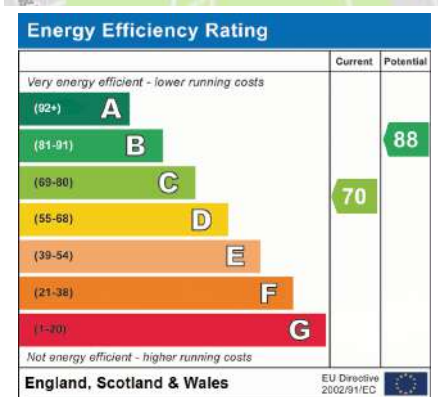
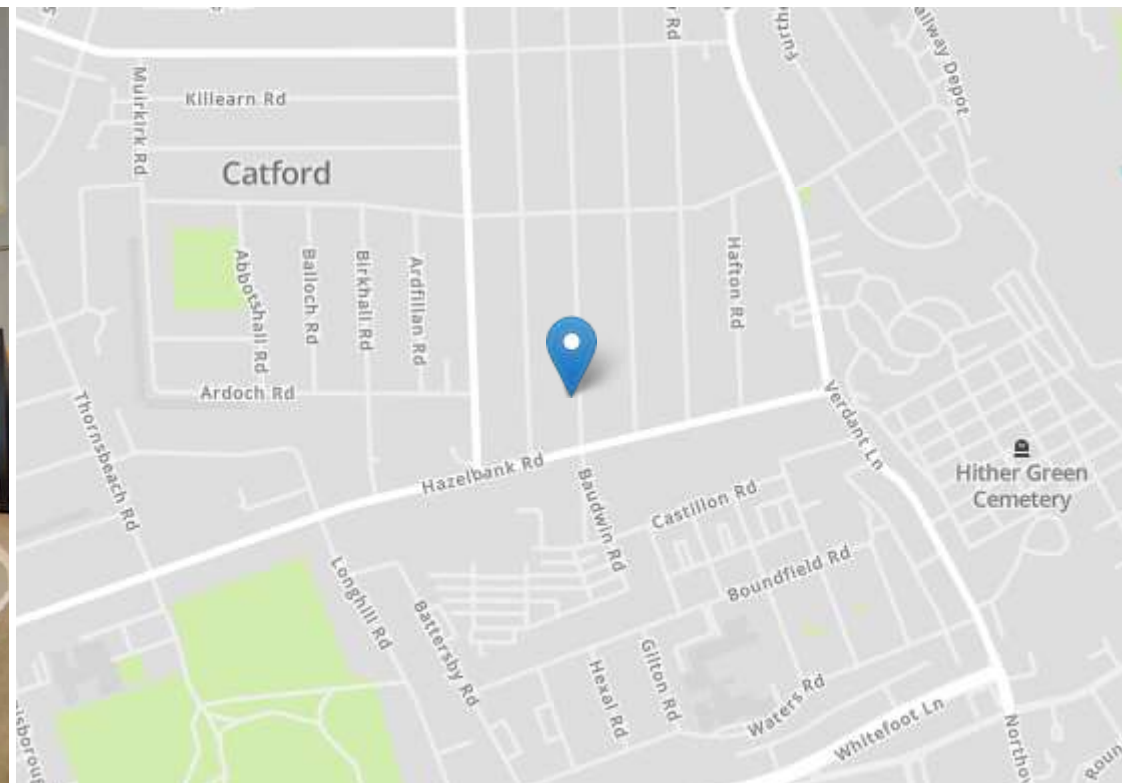












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