

Stanfords  
— sales & lettings —



**Guide Price £575,000 Freehold**  
3 bedroom end of terrace house

Verdant Lane  
Catford



# Read all about it...

This three-bedroom family home, offered with no onward chain, is an ideal opportunity for a buyer looking to put their own stamp on their next home!

Inside, the property offers almost 1,400sqft of living space, featuring two generous sized reception rooms to the front of the property and a spacious kitchen/dining room to the rear, with sliding doors out to the substantial, circa 100ft, West-facing garden. Just off the kitchen is a handy utility room and downstairs WC. Upstairs, there are two double bedrooms along with an additional third bedroom, a sizeable family bathroom with double sinks and bidet. The property benefits from being end-of-terrace allowing for side access as well as having plenty of potential to extend at the rear and into the loft, STPP.

Ideally located for Hither Green Station, the property offers frequent rail and bus connections to Central London and beyond. The local area boasts a vibrant selection of shops, supermarkets, and enticing places to eat and drink, as well as essential amenities such as nearby GP and dental surgeries. Popular with young families, the home is well-served by nurseries and schools, including the nearby Sandhurst Primary School. Outdoor lovers will enjoy the proximity to Mountsfield Park, perfect for leisurely strolls and outdoor activities. This fantastic home offers comfort, convenience, and the potential to grow with your needs—an ideal opportunity not to be missed.

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

<b>GROUND FLOOR</b>	
<b>Porch</b>	
<b>Entrance Hall</b> Pendant light, storage cupboard	
<b>Reception Room</b> 13' 7" x 12' 3" (4.14m x 3.73m) Spotlights, wall lights, front facing double glazed windows, radiator, fitted carpet	<b>Bedroom</b> 13' 2" x 11' 9" (4.01m x 3.58m) Pendant lights, rear facing double glazed windows, radiator, fitted wardrobes, fitted carpet.
<b>Reception Room</b> 11' 6" x 10' 4" (3.51m x 3.15m) Wall lights, rear facing double glazed window, radiator, fitted carpet	<b>Bedroom</b> 8' 8" x 6' 8" (2.64m x 2.03m) Pendant lights, side facing double glazed windows, radiator, storage cupboard, fitted carpet.
<b>Kitchen/Diner</b> 22' 2" x 11' 9" (6.76m x 3.58m) Spotlights, side facing double glazed window, matching wall and base units, stainless steel sink with drainer and single mixer tap, integrated oven, radiator, wooden flooring, door to garden	<b>Bathroom</b> 11' 6" x 10' 4" (3.51m x 3.15m) Spotlights, rear facing double glazed window, radiator, freestanding his & hers wash basins, walk-in shower, panel enclosed bathtub, heated towel rail, W/C, tile flooring
<b>W/C</b> 5' 8" x 2' 8" (1.73m x 0.81m) Celling light, side facing double glazed window, free standing wash basin, radiator, W/C, tile flooring	<b>Bedroom</b> 16' 6" x 13' 7" (5.03m x 4.14m) Pendant lights, front facing double glazed windows, radiator, fitted carpet.
<b>Utility Room</b> 6' 2" x 5' 8" (1.88m x 1.73m) Spotlights, side and rear facing double glazed windows, integrated wash basin, tile flooring	

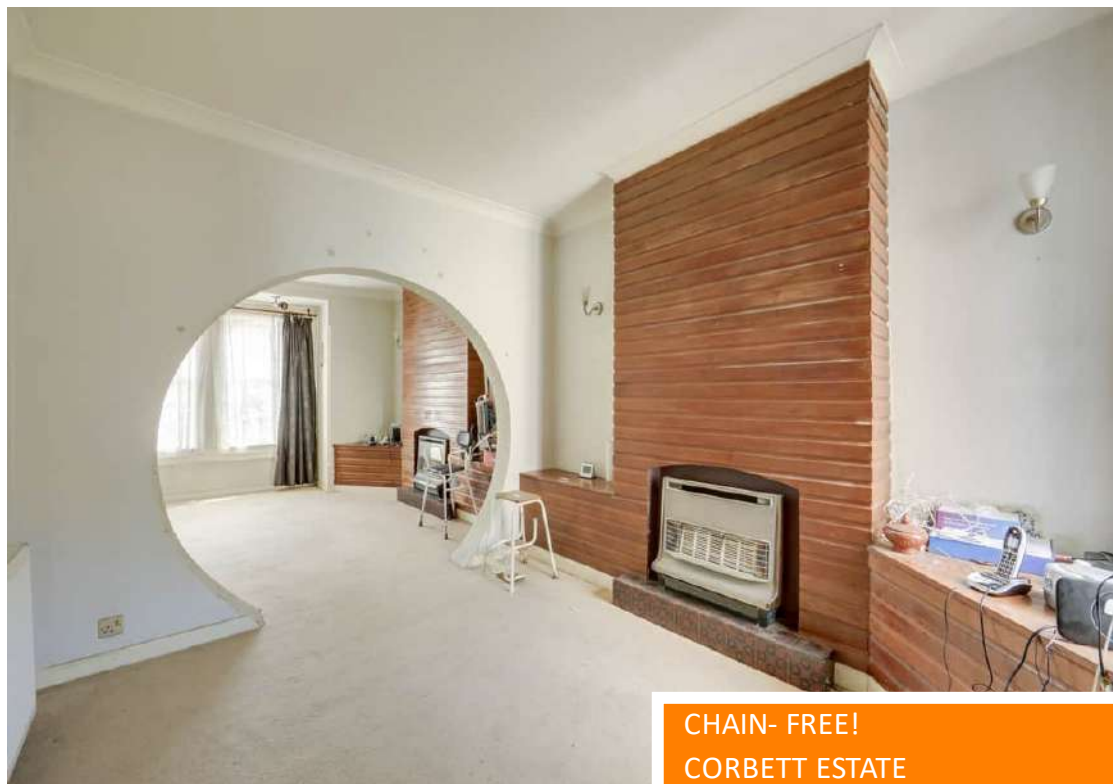


Total Area: 129.7 m<sup>2</sup> ... 1397 ft<sup>2</sup>

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.

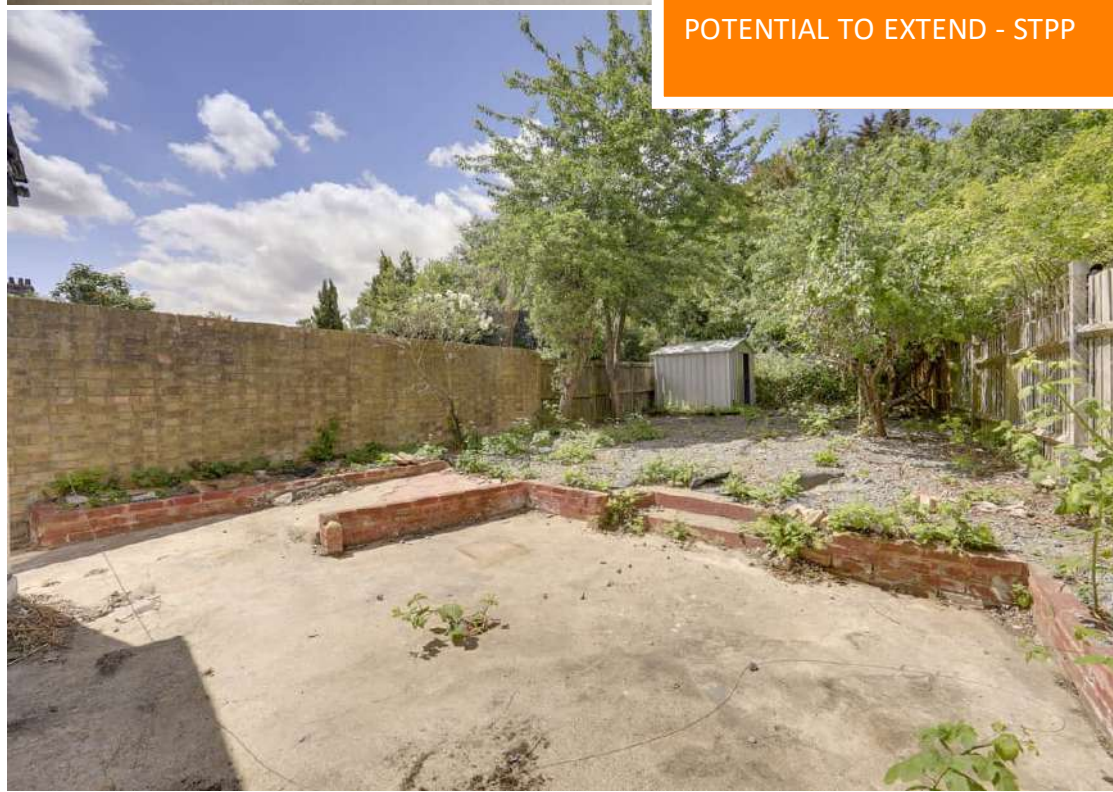
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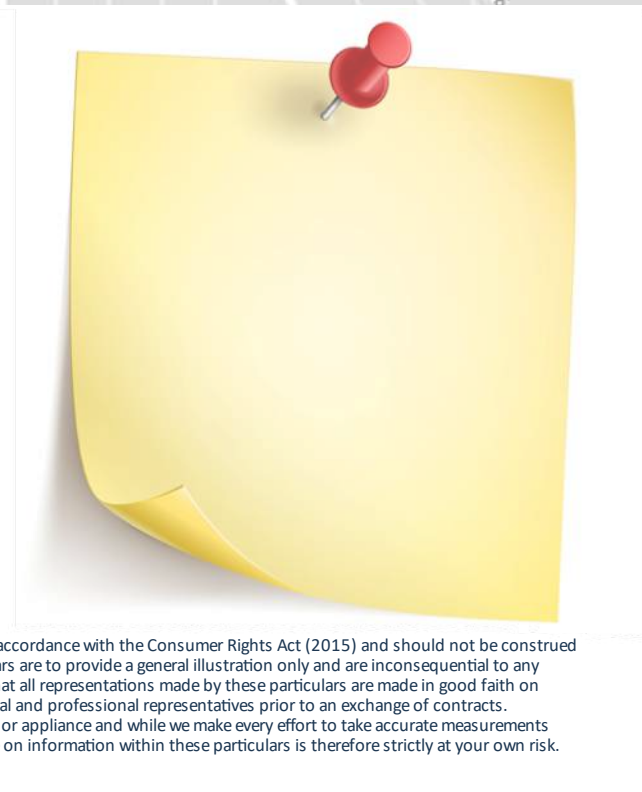
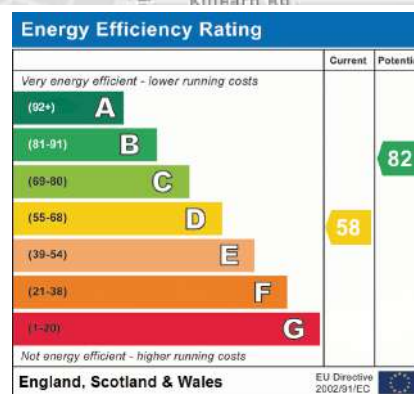
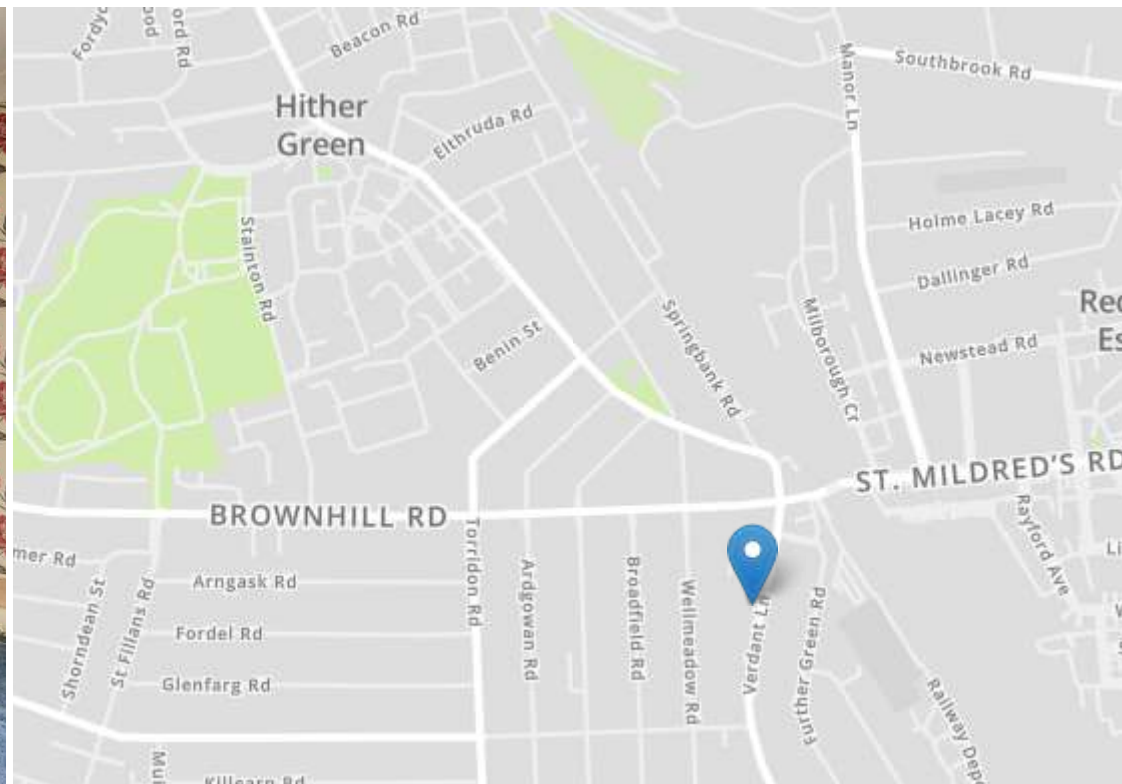


CHAIN- FREE!  
CORBETT ESTATE  
POTENTIAL TO EXTEND - STPP

IDEAL REFURBISHMENT  
PROJECT!  
THREE BEDROOMS  
LARGE WEST FACING GARDEN







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