

Stanfords
— sales & lettings —



Guide Price £600,000 Freehold
3 bedroom terraced house

Ardfillan Road
Catford

Read all about it...

A fantastic opportunity to put your own stamp on a 3-bed family home in the heart of the Corbett Estate. Situated on a quiet residential street the house has bags of potential with opportunities to extend into the loft and at the rear, STPP.

Internally the house consists of a specious entrance hallway, synonymous with the Corbett style, leading to the 15' x 14'2" front reception room with large bay window and retained original features, such as the decorative ceiling rose. To the rear is a separate kitchen and dining room plus a handy utility area. Upstairs there are 2 generous double bedrooms, a family bathroom and further 3rd bedroom. Outside is the wonderful West-Facing garden perfect for relaxing or entertaining.

The Corbett Estate is particularly popular with families thanks to its strong sense of community and excellent local schools, including the highly regarded Torridon Primary School just a short walk away. Green spaces are plentiful, with Forster Memorial Park and Mountsfield Park both nearby. While tucked away in a peaceful setting, the home is within easy reach of a wide range of local shops and amenities. Excellent transport links via local bus routes and nearby Bellingham, Hither Green, and Catford stations provide quick and reliable connections into Central London and beyond.

Council Tax: Lewisham band D

GROUND FLOOR

Entrance Hall
Pendant ceiling light, picture rail, dado rail, radiator, laminate flooring.
Doors to:

Reception Room
15' 0" x 14' 2" (4.57m x 4.32m)
Ceiling rose, pendant ceiling light, coving, picture rail, double glazed bay window to front, radiator, fitted carpet.

Dining Room
12' 3" x 12' 1" (3.73m x 3.68m)
Pendant ceiling light, picture rail, double glazed window to rear, alcove storage, radiator, parquet flooring. Door to:

Utility
7' 3" x 4' 10" (2.21m x 1.47m)
Ceiling light, double glazed windows to rear, stainless steel sink with drainer and mixer tap, laminate worktop with base unit, tiled flooring.

Kitchen
8' 9" x 7' 7" (2.67m x 2.31m)
Ceiling light, double glazed window to rear, matching wall and base unites, stainless steel 1 1/2 sink with drainer and mixer tap, laminate worktop with tiled splash-back, gas hob with extractor, electric oven, space for fridge/freezer and washing machine, tiled flooring. Door to garden.

FIRST FLOOR

Landing

Bedroom
15' 0" x 11' 3" (4.57m x 3.43m)
Pendant ceiling light, picture rail, double glazed bay window to front, alcove storage cupboard, radiator, fitted carpet.

Bedroom
12' 3" x 11' 3" (3.73m x 3.43m)
Pendant ceiling light, picture rail, double glazed window to rear, alcove storage cupboard, radiator, fitted carpet.

Bathroom
8' 8" x 8' 6" (2.64m x 2.59m)
Ceiling light, double glazed window to rear, storage cupboard, bath with glass screen, pedestal basin, tiled splash-back, WC, radiator, tiled flooring.

Bedroom
9' 7" x 8' 6" (2.92m x 2.59m)
Pendant ceiling light, double glazed window to front, radiator, fitted carpet.

OUTSIDE

Garden
Raised seating area leading to lawn and mature shrubs. Shed to rear.



Ground Floor

First Floor

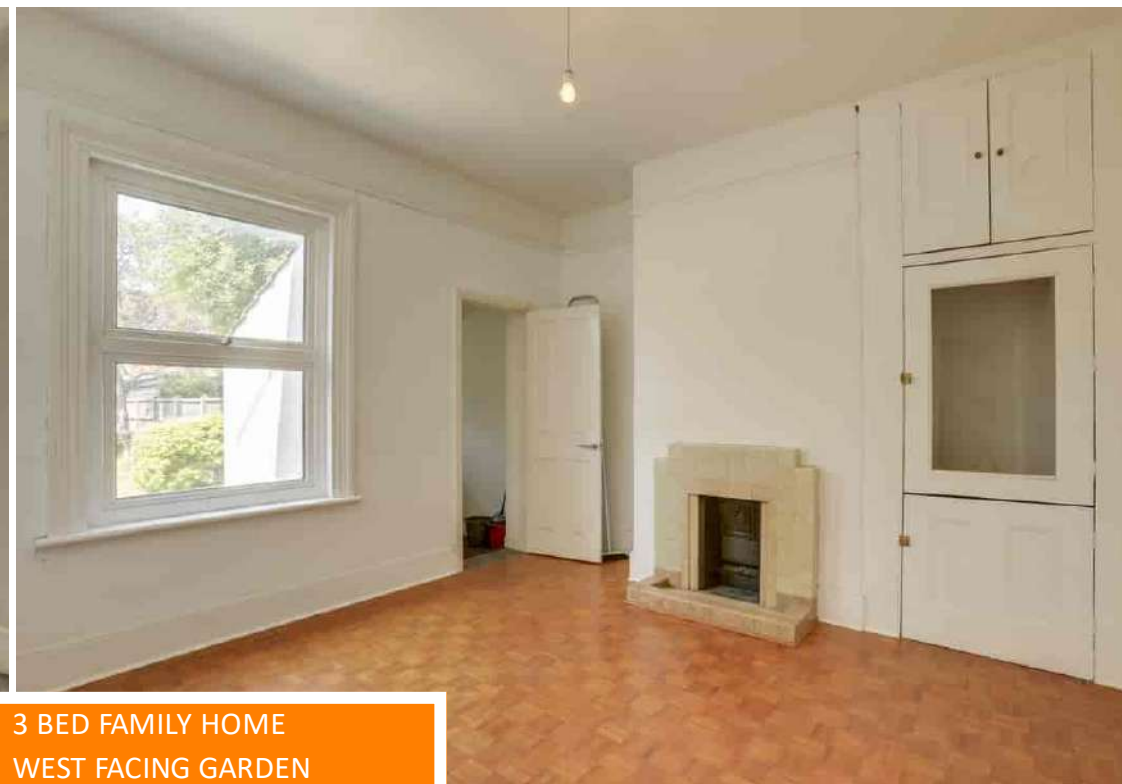
Total Area: 100.1 m² ... 1077 ft²

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.

Like what you see?

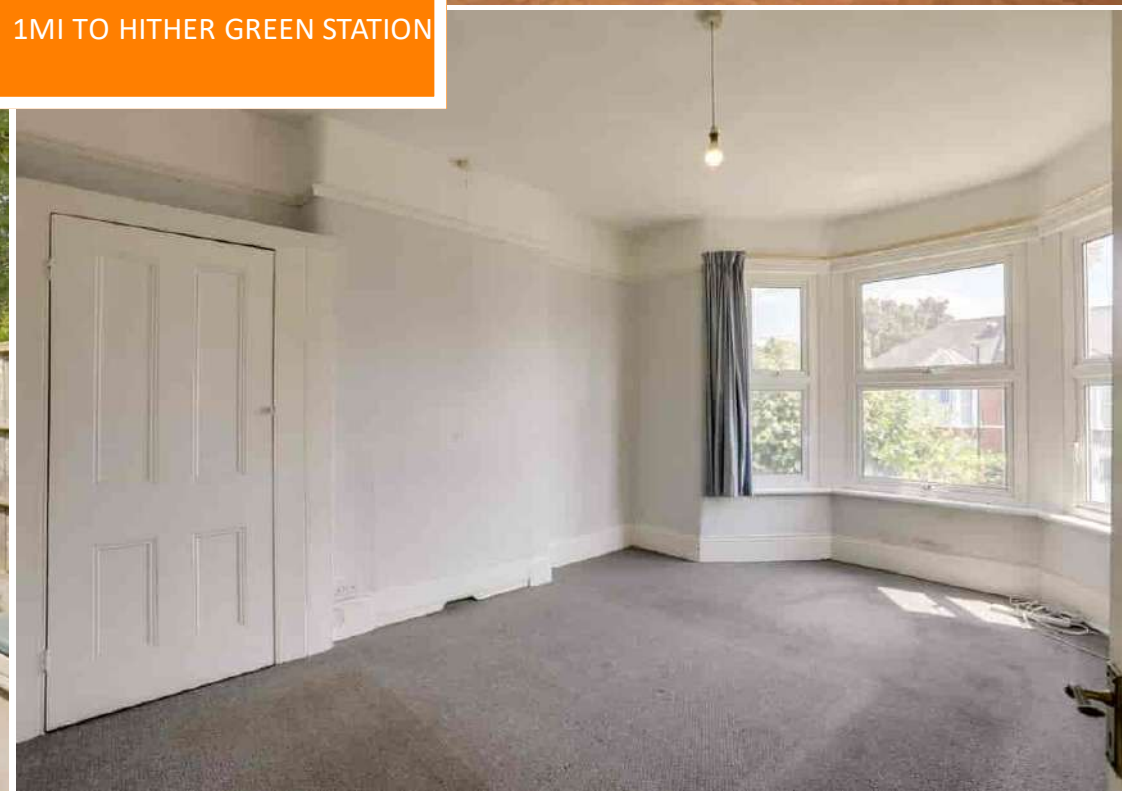
Call 020 8690 3656 or email us at catford@stanfordestates.london to arrange a viewing or request further information

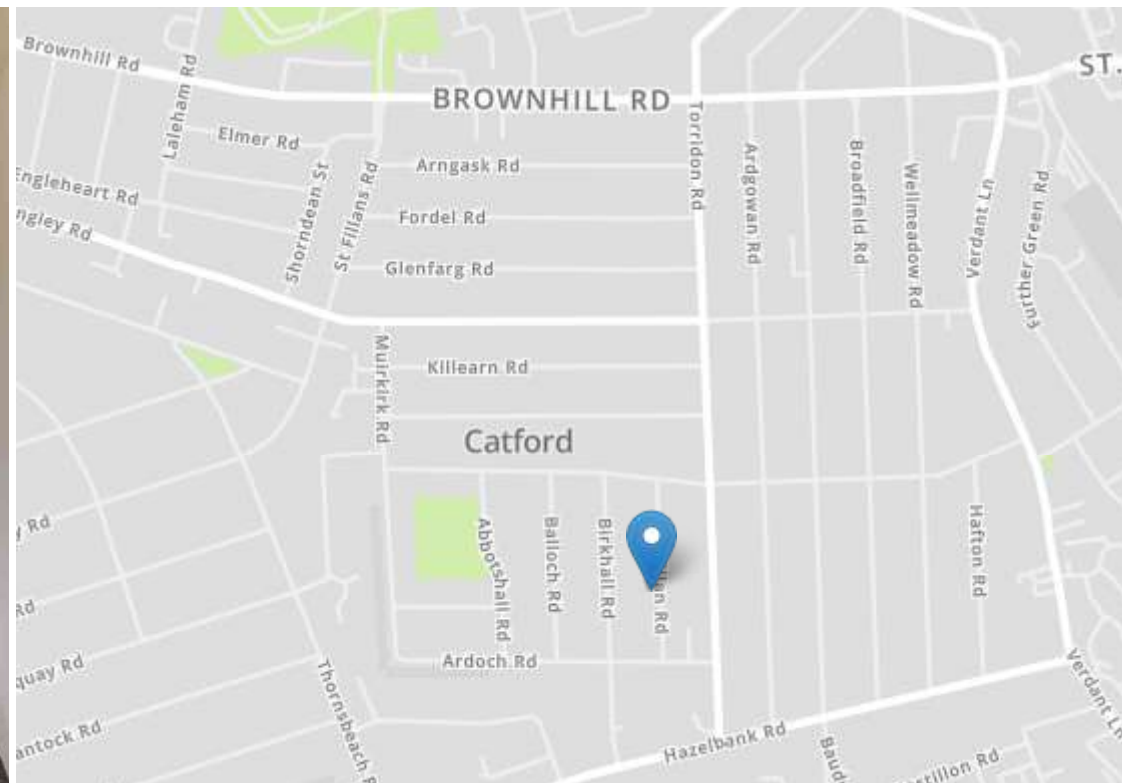
www.stanfordestates.london




CORBETT ESTATE
IN NEED OF MODERNISATION
0.9MI TO BELLINGHAM
STATION

3 BED FAMILY HOME
WEST FACING GARDEN
1MI TO HITHER GREEN STATION





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D		
(39-54)	E	57	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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.