

Stanfords  
— sales & lettings —



**Guide Price £800,000 Freehold**  
4 bedroom end of terrace house

Minard Road  
Catford



## Read all about it...

This charming four-bedroom end-of-terrace home is perfectly positioned on Minard Road — a quiet residential street within the sought-after Corbett Estate, renowned for its distinctive architecture and strong sense of community.

Benefitting from a private driveway and garage, the property is beautifully presented and thoughtfully designed throughout. A welcoming entrance hall opens to a bright and inviting front reception room, rich in period charm. To the rear, a spacious kitchen/diner offers the perfect setting for family life and entertaining, with French doors leading out to a large west-facing garden — a tranquil outdoor space ideal for al fresco dining, gardening, or play. A handy downstairs WC and utility room add to the home's practicality.

The first floor features three generously proportioned bedrooms and a beautifully appointed family bathroom. The loft has been converted to create a stunning principal suite, flooded with natural light and complete with bespoke fitted wardrobes and a sleek en-suite shower room.

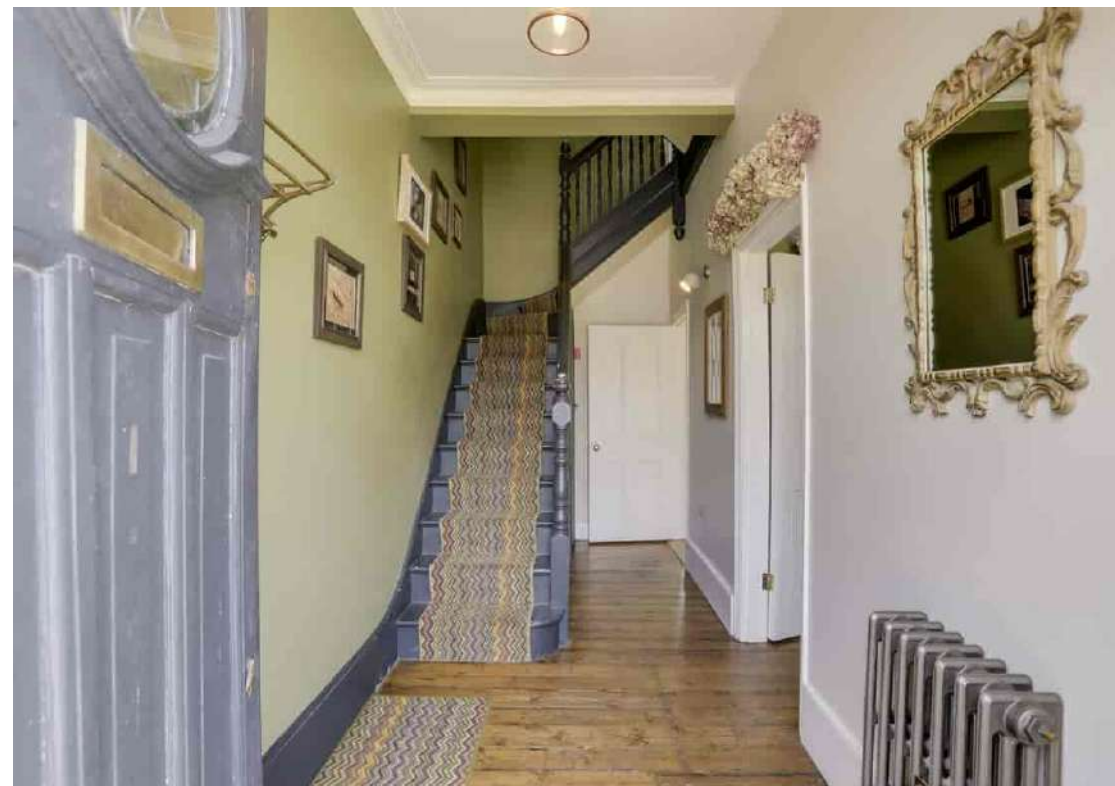
The Corbett Estate is not only admired for its architectural beauty but also for its welcoming, family-friendly environment. Minard Road enjoys a strong sense of neighbourly spirit, with many long-term residents and a thriving local community. The area is well served by sought-after nurseries and schools, including nearby Sandhurst Primary and prestigious St Dunstan's College - an independent school offering education from nursery through to sixth form.

Ideally situated for Hither Green and Catford stations, this location offers excellent transport links into Central London and beyond. Residents also enjoy easy access to a variety of independent shops, cafés, restaurants, and essential amenities, all within easy reach.

A rare opportunity to secure a spacious, characterful and move-in ready home in one of Catford's most desirable neighbourhoods — perfect for families seeking space, style, and community.

**CORBETT ESTATE  
FOUR BED FAMILY HOME  
WEST FACING GARDEN  
0.7MI TO HITHER GREEN  
STATION**

**END OF TERRACE  
DRIVEWAY & GARAGE  
TOTAL AREA: 1,398SQFT.  
0.5MI TO MOUNTSFIELD PARK**



**Like what you see?**

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to arrange a viewing or request further information







## GROUND FLOOR

### Entrance Hall

Pendant ceiling light, understairs storage cupboard, column radiator, wood flooring.

### Reception Room

4.60m x 4.24m (15' 1" x 13' 11")

Double-glazed bay windows, pendant ceiling light, column radiator, wood flooring.

### Kitchen / Dining Room

6.04m x 3.79m (19' 10" x 12' 5")

Double-glazed window and French doors to garden, pendant ceiling lights, fitted kitchen units, sink with mixer tap, integrated dishwasher, fridge/freezer and extractor hood, cooker, column radiator, wood flooring.

### Utility

1.95m x 1.39m (6' 5" x 4' 7")

Double-glazed window, ceiling light, washbasin, WC, plumbing for washing machine, wood flooring.

## FIRST FLOOR

### Bedroom

4.75m x 3.49m (15' 7" x 11' 5")

Double-glazed bay windows, pendant ceiling light, fireplace, column radiator, wood flooring.

### Bedroom

3.62m x 3.49m (11' 11" x 11' 5")

Double-glazed window, pendant ceiling light, fireplace, column radiator, wood flooring.

### Bathroom

2.63m x 2.45m (8' 7" x 8' 0")

Double-glazed window, ceiling and wall-mounted lights, rolltop bathtub with rainfall and handheld shower heads, pedestal washbasin, WC, column radiator with towel rail, tile flooring.

### Bedroom

2.92m x 2.45m (9' 7" x 8' 0")

Double-glazed window, pendant ceiling light, radiator, wood flooring.

## SECOND FLOOR

### Bedroom

5.49m x 4.00m (18' 0" x 13' 1")

Double-glazed windows, inset ceiling spotlights, built-in wardrobes, eaves storage, radiator, wood flooring.

### Ensuite

2.55m x 1.77m (8' 4" x 5' 10")

Inset ceiling spotlights, walk-in shower, washbasin on vanity unit, WC, heated towel rail, tile flooring.

## OUTSIDE

### Driveway & Garage

### Garden



**Ground Floor**



**First Floor**



**Second Floor**

Total Area: 129.9 m<sup>2</sup> ... 1398 ft<sup>2</sup> (excluding eaves storage & garage)

Drawn for Stanfords Sales & Lettings

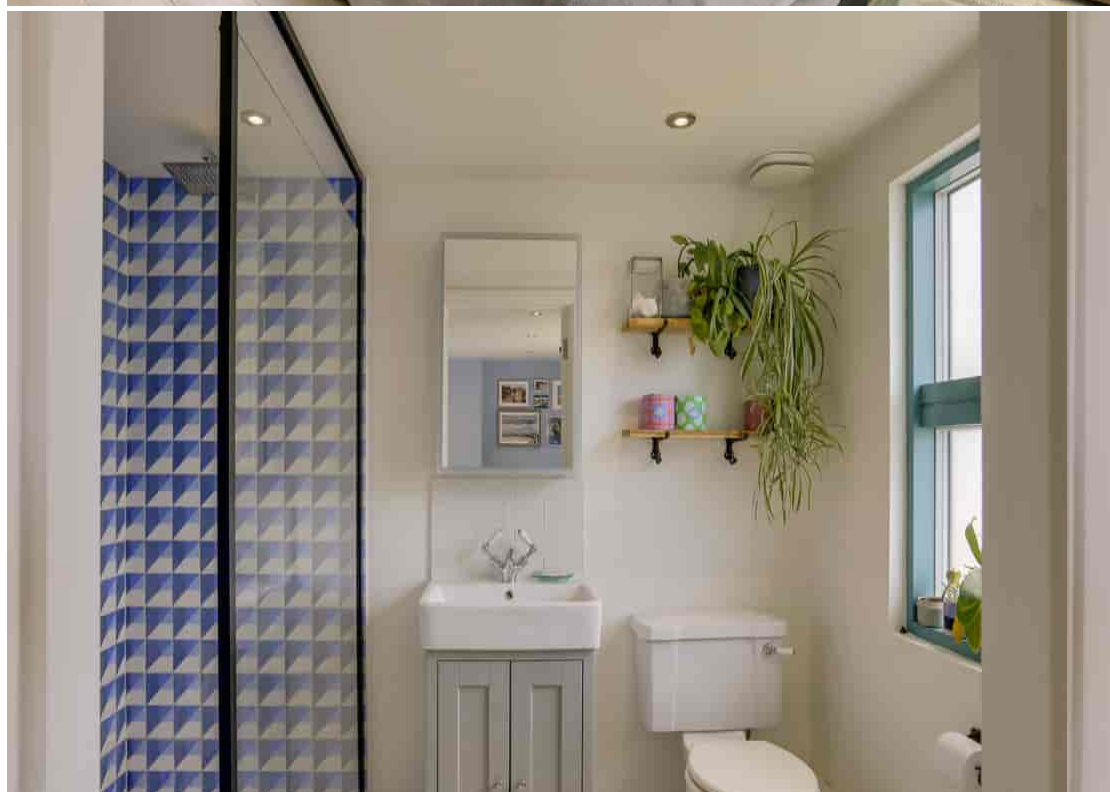
This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.











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