



STANFORDS

63 Balloch Road, Catford
£600,000



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Catford

GUIDE PRICE: £600,000 - £650,000 Offered to the market with no onward chain, this spacious four-bedroom terraced house on Balloch Road presents a fantastic opportunity to create a truly personalised family home in the ever-popular Corbett Estate.

Light-filled and generously proportioned throughout, the ground floor features a welcoming entrance hall with ample built-in storage. To the front, a bright reception room with bay windows offers a warm and inviting space, while the rear of the home includes a second reception room, a separate dining area, and a well-sized kitchen — with excellent potential to modernise or extend (STPP). The rear garden is well maintained and offers a peaceful retreat, ideal for outdoor dining, gardening, or simply relaxing in the sun. Upstairs, the principal bedroom benefits from a bay window and abundant natural light, leading into a versatile adjoining room — perfect as a dressing room, home office, or nursery. Two further bedrooms, a modern shower room, and loft access complete the upper floor, with further potential to convert the loft (subject to planning).

Tenure: Freehold | Council Tax: Lewisham band D

EPC Energy Efficiency Rating: D | EPC Environmental Impact Rating: E

- No Onward Chain
- Corbett Estate
- Development Potential
- Two Reception Rooms
- Large Garden
- 0.9 mi to Bellingham Station
- Total Area: 1318sqft.



GROUND FLOOR

Entrance Hall

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

Reception Room 16' 8" x 13' 2" (5.08m x 4.02m)

Bay windows, pendant ceiling light, radiator, fitted carpet.

Dining Room 11' 11" x 10' 4" (3.64m x 3.15m)

Double-glazed window, pendant ceiling light, built-in storage, laminate wood flooring.

Reception Room 14' 1" x 10' 11" (4.28m x 3.34m)

French doors to garden, pendant ceiling light, storage board, radiator, laminate wood flooring.

Kitchen 17' 7" x 6' 11" (5.35m x 2.10m)

Double-glazed window and door to garden, pendant ceiling light, fitted kitchen units, sink with mixer tap and drainer, plumbing for washing machine, vinyl flooring.

FIRST FLOOR

Bedroom 16' 7" x 13' 7" (5.05m x 4.13m)

Bay windows, pendant ceiling light, built-in wardrobes, radiator, fitted carpet.

Bedroom 8' 10" x 6' 0" (2.69m x 1.84m)

Window, pendant ceiling light, radiator, fitted carpet.

Bedroom 13' 8" x 9' 7" (4.17m x 2.93m)

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

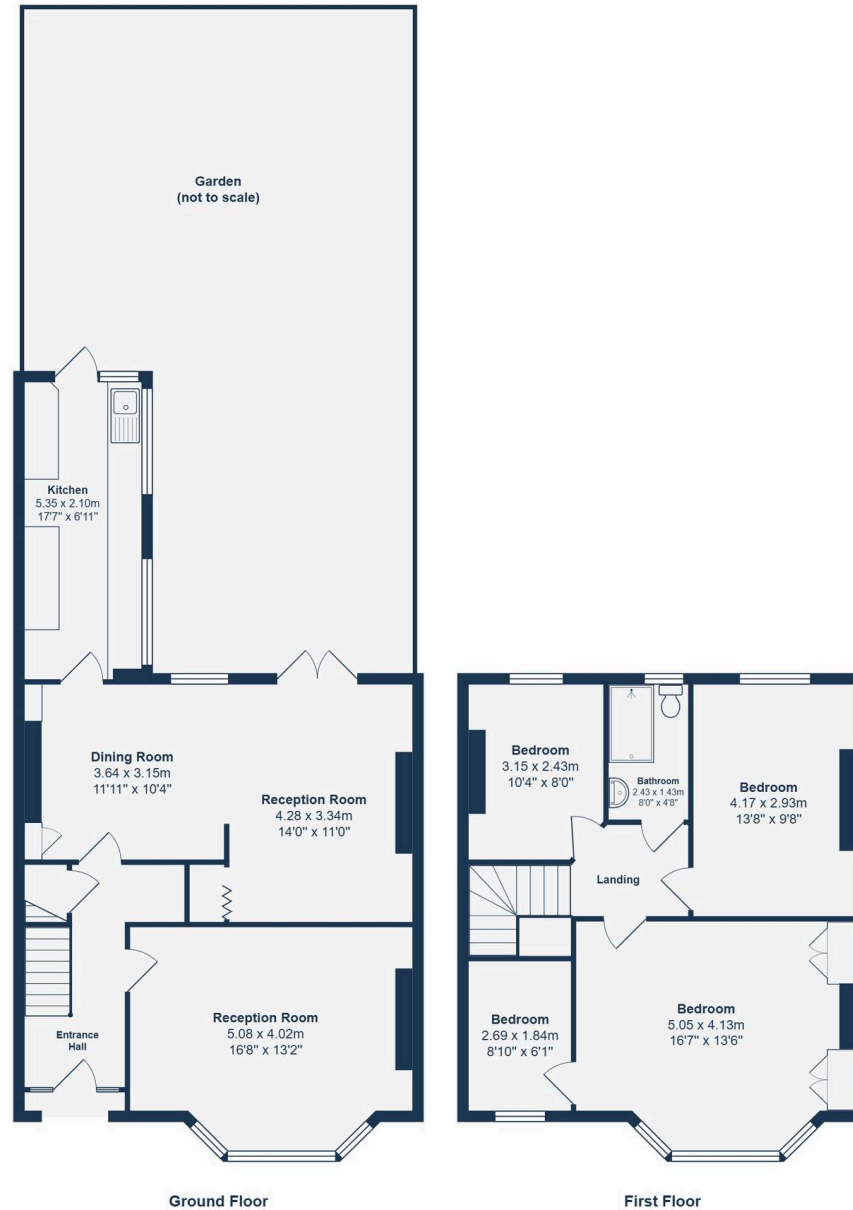
Bedroom 10' 4" x 8' 0" (3.15m x 2.43m)

Double-glazed window, pendant ceiling light, boiler, radiator, fitted carpet.

Shower Room 8' 0" x 4' 8" (2.43m x 1.43m)

Double-glazed window, ceiling light, walk-in shower, washbasin, WC, radiator, vinyl flooring.



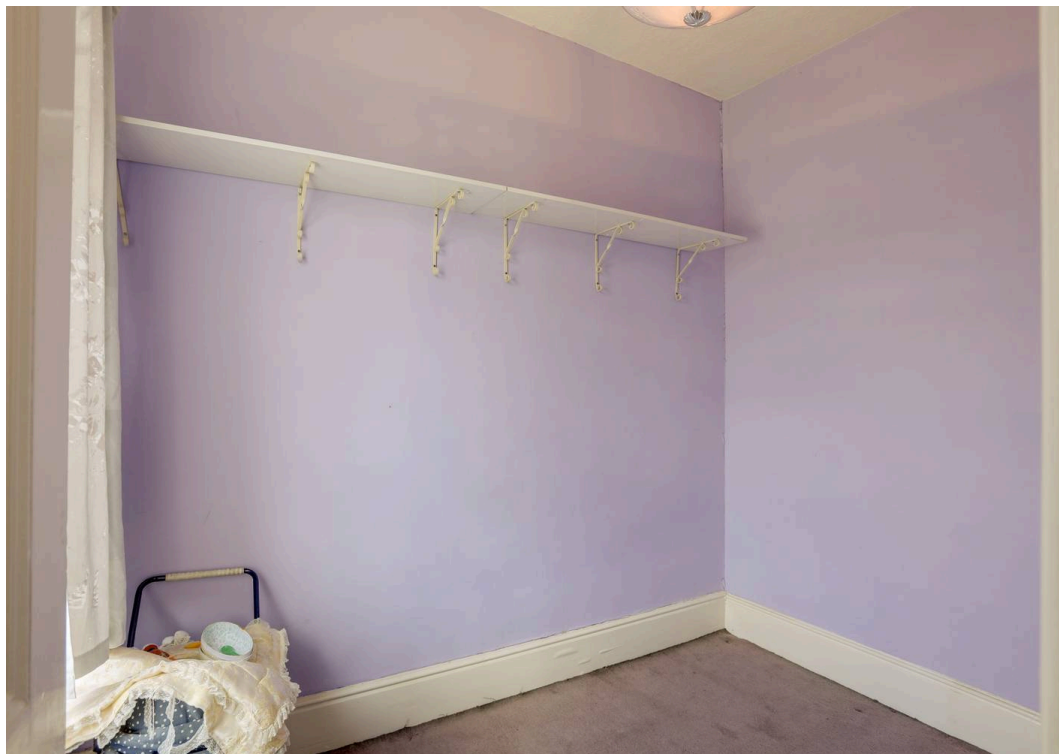


Ground Floor

First Floor

Total Area: 122.5 m² ... 1318 ft² (excluding garden)

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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