



STANFORDS

Balloch Road, Catford
£850,000



Balloch Road, SE6

Catford, London

Set on Balloch Road, a quiet residential street within the sought-after Corbett Estate, this beautifully presented and extended four-bedroom terrace house effortlessly combines elegant period charm with light, modern décor.

A welcoming entrance hall leads into a spacious lounge, featuring a charming fireplace and stunning stained-glass sash bay windows that bathe the room in natural light. To the rear, a generous kitchen-diner forms the heart of the home, complete with sleek contemporary units, a central island offering ample storage and workspace, and plenty of room for dining. Bi-folding doors open onto a lovingly maintained garden, ideal for al fresco dining, relaxing in the sun, and family play. A convenient guest WC completes the ground floor.

Upstairs, the first floor continues to showcase attractive period features, including two generous double bedrooms with feature fireplaces, a third bedroom, and a charming family bathroom. The second-floor extension creates an impressive principal suite with far-reaching views across the London skyline, built-in storage, and a stylish ensuite shower room.

Bellingham Station is approximately 0.8 miles away, with Catford and Hither Green stations also within easy reach, providing excellent links into Central London. The Corbett Estate is particularly popular with families, benefitting from a strong community feel, convenient local amenities, and highly regarded nurseries and schools, including nearby Torridon and Sandhurst Primary Schools.

- Corbett Estate
- Four Bed Family Home
- Rear & Loft Extended
- Spacious Kitchen/Diner
- Period Features
- Beautifully Presented Throughout
- Stunning Views
- 0.8mi to Bellingham Station



GROUND FLOOR

Entrance Hall

Chandelier ceiling light, understairs storage cupboard, radiator, wood flooring.

Reception Room

17' 11" x 12' 10" (5.47m x 3.91m)

Sash bay windows, pendant ceiling light, fireplace, alcove shelving, radiators, fitted carpet.

Kitchen & Dining Room

21' 10" x 19' 0" (6.66m x 5.80m)

Double-glazed windows and Bi-folding doors to garden, inset ceiling spotlights, pendant ceiling light, fitted kitchen units, sink with mixer tap and drainer, plumbing for washing machine and dishwasher, integrated gas hob, oven and microwave, combi boiler, wood flooring.

WC

4' 7" x 2' 7" (1.40m x 0.79m)

Ceiling light, washbasin, WC, tile flooring.





FIRST FLOOR

Bedroom 1

18' 1" x 12' 0" (5.50m x 3.66m)

Sash bay windows, pendant ceiling light, fireplace, radiator, wood flooring.

Bedroom 2

13' 2" x 12' 11" (4.02m x 3.94m)

Sash window, pendant ceiling light, fireplace, radiator, wood flooring.

Bathroom

7' 6" x 5' 9" (2.28m x 1.75m)

Sash window, inset ceiling spotlights, bathtub with shower, wall-mounted washbasin, toilet with high level cistern, radiator, tile flooring.

Bedroom 3

10' 8" x 6' 8" (3.26m x 2.04m)

Sash window, pendant ceiling light, radiator, fitted carpet.

SECOND FLOOR

Bedroom 4

19' 3" x 12' 6" (5.86m x 3.82m)

Double-glazed windows, inset ceiling spotlights, built-in wardrobes, eaves storage, column radiator, fitted carpet.

Ensuite

7' 1" x 6' 3" (2.15m x 1.90m)

Double-glazed window, inset ceiling spotlights, walk-in shower with overhead and handheld showers, washbasin on vanity unit, WC, heated towel rail, tile flooring.







Total Area: 149.5 m² ... 1610 ft² (excluding eaves storage)

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.



Stanford Estates - Catford

Stanford Estates, 1 Catford Broadway - SE6 4SP

02086903656

catford@stanfordestates.london

stanfordestates.london/