



STANFORDS

2 Glenfarg Road, Catford

Guide Price £625,000



2 Glenfarg Road

Catford

A light and modern three-bedroom end-of-terrace family home on Glenfarg Road, set within the highly sought-after Corbett Estate and thoughtfully extended.

Stepping inside, a welcoming entrance hall leads to a bright reception room with a bay window to the front. To the rear, the home opens into an impressive kitchen/diner, the true heart of the home, beautifully illuminated by skylights and bi-folding doors overlooking the south-facing garden. The kitchen is fitted with sleek modern units, a central island, and ample space for dining, making it ideal for both everyday living and entertaining. A separate utility room and ground floor WC add further practicality.

Upstairs, the first floor comprises two bedrooms, including a spacious principal double with built-in wardrobes, along with a contemporary family bathroom. The second-floor loft conversion provides a further generous double bedroom complete with an en-suite shower room, offering excellent flexibility for families or guests.

Outside, the south-facing garden provides a peaceful, leafy retreat, with a patio area perfect for dining and relaxing, as well as a garden studio to the rear, ideal for a potential home office or creative space.

Council Tax band: D | Tenure: Freehold

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

- Extended Family Home
- Corbett Estate
- Light & Modern Interiors
- South Facing Garden
- Three Beds - Two Baths
- Spacious Kitchen/Diner
- Close to Mountsfield Park





GROUND FLOOR

Reception Room

13' 6" x 11' 8" (4.11m x 3.56m)

Double-glazed bay windows, built-in window seat with storage, pendant ceiling light, alcove shelving and cabinetry, radiator, wood flooring.

Kitchen

18' 8" x 11' 8" (5.68m x 3.56m)

Large double-glazed picture window, two large skylights and bi-folding doors to garden, inset ceiling spotlights, pendant ceiling lights, fitted kitchen units with island, sink with mixer tap and drainer, integrated fridge/freezer, ovens, gas hob and extractor hood, plumbing dishwasher and washing machine, radiator, wood flooring.

WC

Ceiling light, washbasin on vanity unit, WC, tile flooring.

Entrance Hall

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



FIRST FLOOR

Bedroom

17' 2" x 10' 0" (5.24m x 3.04m)

Double-glazed windows, pendant ceiling light, built-in wardrobes, radiators, fitted carpet.

Bedroom

12' 4" x 8' 0" (3.75m x 2.45m)

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

Bathroom

8' 10" x 6' 5" (2.69m x 1.96m)

Double-glazed window, inset ceiling spotlights, bathtub with shower and screen, washbasin on vanity unit, WC, heated towel rail, tile flooring.

SECOND FLOOR

Bedroom

18' 10" x 10' 6" (5.73m x 3.19m)

Double-glazed windows with built-in black-out blinds, inset ceiling spotlights, radiator, eaves storage, fitted carpet.

Ensuite

6' 4" x 6' 2" (1.94m x 1.87m)

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





Total Area: 112.1 m² ... 1206 ft² (excluding eaves storage & garden studio)

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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