



STANFORDS

172 Sandhurst Road, Catford

Guide Price £575,000



172 Sandhurst Road

Catford

Offered to the market with no onward chain, this extended four-bedroom family home is ideally situated on Sandhurst Road, a popular residential street within the sought-after Corbett Estate.

Stepping inside, the property beautifully blends period charm with light and modern interiors. The ground floor features a spacious reception room with bay windows to the front, creating a bright and inviting living space. To the rear, a generous dining room flows seamlessly into the kitchen, overlooking the well-maintained south-facing garden, perfect for both everyday living and entertaining. A modern family bathroom completes the ground floor.

Upstairs, the first floor offers three well-proportioned bedrooms, while the second floor hosts a spacious principal bedroom with an ensuite shower room, providing a peaceful and private retreat.

Conveniently located, the property is within easy reach of Hither Green and Catford stations, offering excellent transport links into Central London. The area is popular with families and benefits from highly regarded schools, including Sandhurst Primary and Torridon Primary, as well as a great selection of local amenities. Green open spaces such as Mountsfield Park and Forster Memorial Park are also nearby.

A fantastic opportunity to acquire a well-located and versatile family home in a highly desirable neighbourhood.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Extended Family Home
- No Onward Chain
- Four Bed - Two Bath
- Light & Modern Interiors
- Period Features

Corbett Estate



GROUND FLOOR

Entrance Hall

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

Reception Room 12' 10" x 11' 8" (3.91m x 3.56m)

Double-glazed bay windows, pendant ceiling light, alcove shelving and cabinetry, radiator, wood flooring.

Dining Room 11' 8" x 11' 1" (3.56m x 3.39m)

Pendant ceiling light, alcove shelving, radiator, wood flooring.

Kitchen 11' 8" x 6' 11" (3.56m x 2.11m)

Double-glazed windows and door to garden, inset ceiling lights, fitted kitchen units, sink with mixer tap and drainer, integrated oven and gas hob, extractor hood, plumbing for washing machine, combi boiler, tile flooring.

Bathroom 6' 2" x 5' 2" (1.88m x 1.57m)

Double-glazed window, ceiling light, bathtub with shower and screen, washbasin, WC, radiator, tile flooring.

FIRST FLOOR

Bedroom 17' 3" x 9' 9" (5.25m x 2.98m)

Double-glazed windows, pendant ceiling light, fireplace, built-in storage cupboard, radiator, fitted carpet.

Bedroom 12' 2" x 8' 6" (3.71m x 2.58m)

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

Bedroom 8' 5" x 6' 5" (2.57m x 1.96m)

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

SECOND FLOOR

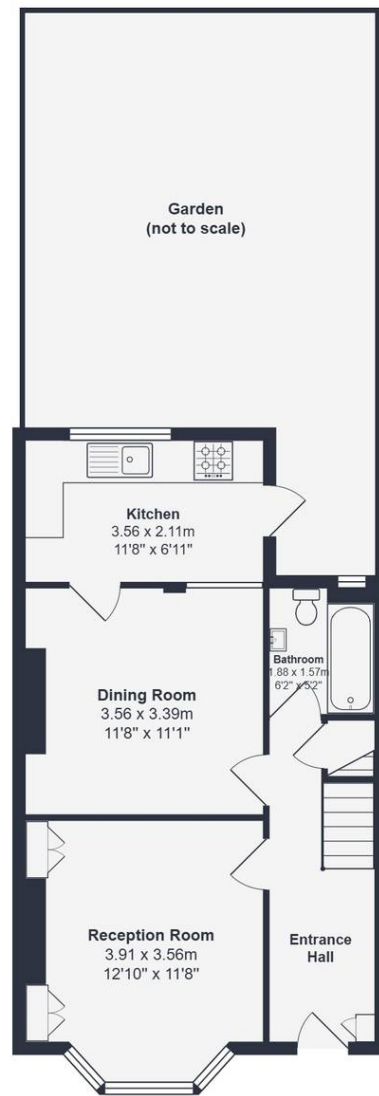
Bedroom 16' 9" x 15' 7" (5.11m x 4.75m)

Double-glazed windows, ceiling lights, radiator, eaves storage, fitted carpet.

Ensuite 6' 9" x 5' 1" (2.06m x 1.55m)

Double-glazed window, ceiling light, walk-in shower, washbasin, WC, heated towel rail, tile flooring.





Ground Floor



First Floor



Second Floor

Total Area: 105.0 m² ... 1130 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

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