



STANFORDS

Wellmeadow Road, London
£1,250,000

Rarely available, this impressive five-bedroom triple-fronted family home is set on Wellmeadow Road within the highly sought-after Corbett Estate, renowned for its charming period architecture and strong sense of community. Beautifully presented throughout and in excellent condition, this exceptional property offers generous living space ideal for modern family life.

To the front, a private driveway provides off-street parking for multiple cars. Stepping inside, a welcoming entrance hall with striking tiled flooring sets the tone for the home's character and style. The ground floor features two spacious reception rooms, both with bay-fronted windows and attractive period features, creating elegant yet comfortable living spaces.

To the rear, the expansive kitchen-diner forms the heart of the home, offering ample space for cooking, dining, and relaxing. Fitted with sleek modern units, integrated appliances, and generous storage, this space is perfect for both everyday living and entertaining. The ground floor is further enhanced by a guest WC and a stylish shower room.

Upstairs, the property boasts five well-proportioned double bedrooms, providing flexible accommodation for families or guests. A beautifully appointed family bathroom, complete with a freestanding roll-top bath, adds a touch of luxury. The home also benefits from a cellar, offering useful additional storage.

The rear garden is a true highlight, featuring a covered patio area, a large lawn, and mature planting, creating a private and peaceful outdoor retreat. At the far end, a substantial summer house with full power provides an ideal space for a home office, gym, or creative studio.

- **Triple-Fronted Family Home**
- **Corbett Estate**
- **Beautifully Presented Throughout**
- **Spacious Kitchen & Dining Room**
- **Five Double Bedrooms**
- **Two Reception Rooms**
- **Large Landscaped Garden with Sumer House**
- **0.8mi to Hither Green Station**









GROUND FLOOR

Entrance Hall

Pendant ceiling light, radiator, access cellar, tile flooring.

Reception Room

18' 10" x 12' 11" (5.73m x 3.94m)

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

Reception Room

26' 3" x 13' 0" (8.00m x 3.95m)

Double-glazed bay windows, French doors to garden, pendant ceiling light, built-in storage cupboards, radiators, wood flooring.

Kitchen / Dining Room

30' 1" x 12' 3" (9.18m x 3.74m)

Double-glazed windows, inset ceiling spotlights, fitted kitchen units, 2.0 bowl sink with mixer tap and drainer, integrated dishwasher, washing machine, ovens, microwave and has hob, extractor hood, radiators, tile flooring.

WC

6' 2" x 2' 11" (1.87m x 0.89m)

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



Shower Room

8' 8" x 6' 0" (2.63m x 1.82m)

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



Total Area: 226.9 m² ... 2443 ft² (excluding summer house)

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.



FIRST FLOOR

Bedroom 1

19' 5" x 14' 5" (5.91m x 4.40m)

Double-glazed windows, pendant ceiling light, built-in wardrobe, radiator, fitted carpet.

Bedroom 2

13' 0" x 11' 6" (3.95m x 3.50m)

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

Bedroom 3

14' 5" x 13' 0" (4.40m x 3.95m)

Double-glazed windows, pendant ceiling light, alcove shelving, radiator, fitted carpet.

Bathroom

13' 0" x 8' 5" (3.95m x 2.57m)

Double-glazed windows, inset ceiling spotlights, freestanding roll top bathtub, washbasin, WC, column radiator with towel rail, built in storage cupboards housing water tank and boiler, wood flooring.

Bedroom 4

12' 3" x 10' 11" (3.74m x 3.34m)

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

Bedroom 5

12' 3" x 9' 7" (3.74m x 2.93m)

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

Landing

Double-glazed window, pendant ceiling lights, fitted carpet.

Cellar

22' 8" x 5' 8" (6.90m x 1.72m)

Dry Cellar extending under hallway with head room







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