



STANFORDS

56 Killearn Road, Catford

Guide Price £685,000



## 56 Killearn Road

Catford

Immaculately presented and thoughtfully extended, this charming three-bedroom brick-fronted terraced house is ideally situated within the sought-after Corbett Estate and benefits from a beautifully landscaped south-facing garden and a versatile garden studio.

Blending period character with contemporary design, the property has been beautifully updated to suit modern family living. The ground floor features a welcoming front reception room with bay windows and a cosy feature fireplace, creating a warm and inviting atmosphere. To the rear, the impressive open-plan kitchen and dining room forms the heart of the home, fitted with sleek modern units offering ample storage and worktop space, alongside a spacious dining area overlooking the garden. Skylights and bi-folding doors flood the room with natural light and create a seamless connection to the outdoors.

The landscaped south-facing garden provides a peaceful retreat with plenty of space for alfresco dining, relaxing in the sun, children's play, and keen gardeners alike. To the rear, a fully insulated garden studio offers an ideal home office, gym, or creative workspace.

Upstairs, the first floor houses two generously sized bedrooms and a stylish contemporary family bathroom. The loft has been converted to create a spacious, light-filled principal bedroom complete with ample built-in storage and a sleek shower room.

- Extended Terraced House
- Light & Modern Interiors
- Beautifully Presented
- Three Beds - Two Baths
- South Facing Garden with Studio
- Ground Floor WC & Utility Room



## GROUND FLOOR

### Entrance Hall

Pendant ceiling light, column radiator, wood flooring, underfloor heating.

### Reception Room

13' 0" x 11' 4" (3.95m x 3.46m)

Double-glazed sash bay windows, fitted shutters, pendant ceiling light, fireplace, wood flooring, underfloor heating.

### Kitchen & Dining Room

19' 0" x 11' 4" (5.78m x 3.46m)

Fitted kitchen units, sink with mixer tap, integrated dishwasher and microwave, range cooker, extractor hood, fridge/freezer, wood flooring, underfloor heating.

### Utility Room

5' 3" x 4' 4" (1.60m x 1.32m)

### WC

3' 10" x 2' 4" (1.16m x 0.70m)

Wall-mounted light, washbasin, WC, vinyl flooring, underfloor heating.

## FIRST FLOOR

### Bedroom

16' 11" x 9' 7" (5.16m x 2.93m)

Double-glazed sash windows, fitted shutters, pendant ceiling light, column radiators, fitted carpet.

### Bedroom

12' 1" x 8' 0" (3.68m x 2.43m)

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

### Bathroom

8' 2" x 6' 0" (2.48m x 1.83m)

## SECOND FLOOR

### Bedroom

16' 6" x 11' 3" (5.02m x 3.43m)

Double-glazed sash window with fitted shutters, Velux windows with integrated blinds, inset ceiling spotlights, built-in wardrobes, access to eaves storage, column radiator, fitted carpet.

### Shower Room

7' 0" x 6' 10" (2.13m x 2.09m)





Total Area: 104.4 m<sup>2</sup> ... 1124 ft<sup>2</sup> (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.





## Stanford Estates - Catford

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