



Muirkirk Road, London

Guide Price £450,000

STANFORDS



A beautifully presented four-bedroom purpose-built Edwardian maisonette, set within the ever-popular Corbett Estate on Muirkirk Road. Offering generous and versatile accommodation across two floors, the property combines spacious living areas with a wealth of charming period features.

Entering through your own front door, you are welcomed by a spacious kitchen with ample room for a dining table. The generous hallway leads through to the impressive 16'4" reception room, which spans the front of the property and is filled with natural light from three large sash windows. The room retains a wealth of period charm, including high skirting boards, dado rails, original floorboards and a working feature fireplace.

To the rear of the first floor is a three-piece family bathroom and a generous double bedroom. Upstairs, there are a further three bedrooms, including two additional doubles.

The property also benefits from excellent storage, with useful eaves storage and three under-stairs cupboards.

The Corbett Estate is known for its friendly community feel and is particularly popular with families, with a number of well-regarded primary schools nearby. Muirkirk Road is tucked away from the hustle and bustle while remaining within easy reach of local shops, cafés and independent pubs, with a parade of shops on nearby Sandhurst and Sangley Road. Mountsfield Park is also close by, while Catford's Twin Stations are approximately 0.8 miles away, providing regular services into Central London.

- **Four-Bedroom Edwardian Maisonette**
- **Split Level**
- **Spacious Living Room**
- **Own Front Door/Private Entrance**
- **Period Features**
- **0.9mi to Catford Station**
- **Close to Mountsfield Park**



FIRST FLOOR

Living Room

16' 4" x 12' 10" (4.98m x 3.92m)

Sash windows, pendant ceiling light, fireplace, alcove shelving, radiator, wood flooring.

Kitchen

11' 8" x 10' 6" (3.56m x 3.20m)

Window, pendant ceiling light, fitted kitchen units, 1.5 bowl sink with mixer tap and drainer, plumbing for dishwasher and washing machine, integrated oven and gas hob, vinyl flooring.

Bedroom 1

13' 9" x 11' 3" (4.19m x 3.42m)

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

Bathroom

8' 0" x 7' 5" (2.43m x 2.25m)

Sash window, ceiling light, bathtub with shower and screen, washbasin, WC, heated towel rail, vinyl flooring.

Hallway

Ceiling light, radiator, wood flooring.

SECOND FLOOR

Bedroom 2

18' 9" x 12' 8" (5.71m x 3.85m)

Double-glazed roof windows, inset ceiling spotlights, access to eaves storage, radiator, fitted carpet.

Bedroom 3

13' 11" x 11' 2" (4.23m x 3.40m)

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

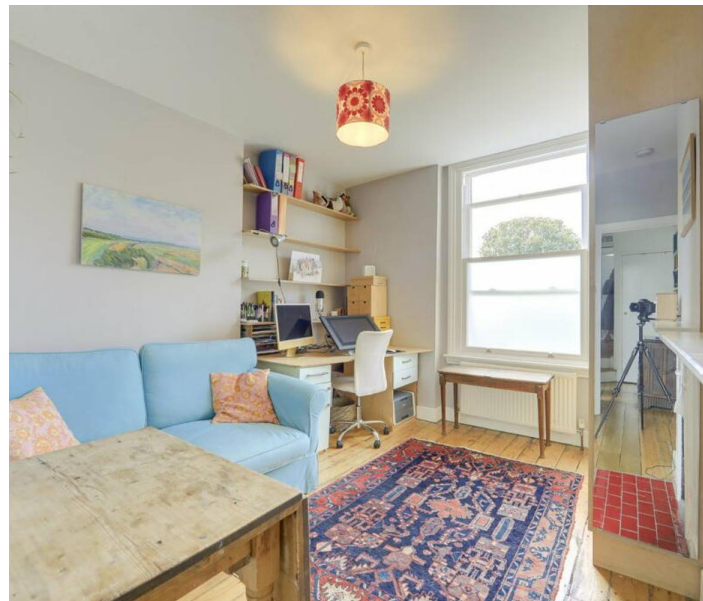
Bedroom 4

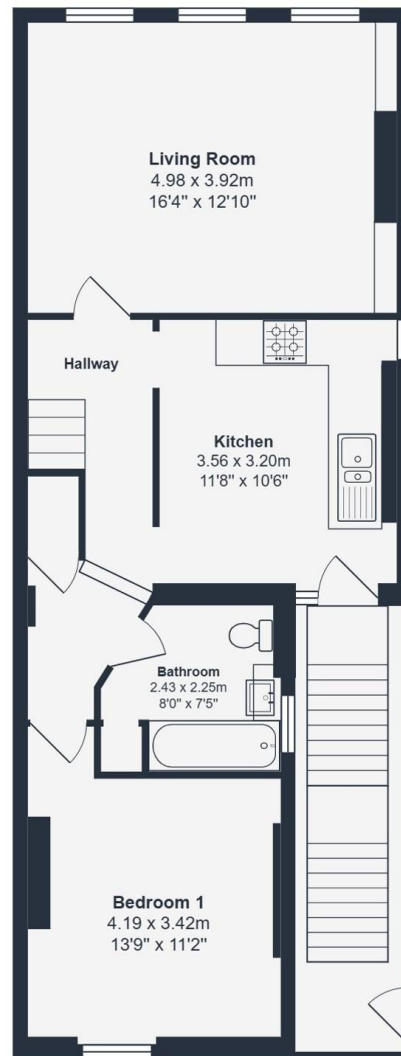
8' 8" x 8' 2" (2.63m x 2.50m)

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

Landing

Ceiling light, fitted carpet.





First Floor



Second Floor

Total Area: 100.6 m² ... 1082 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.





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