



STANFORD

— ESTATES —

www.stanfordestates.london

3 bedroom

£625,000

Ardgowan Road, Catford

Read all about it...

This Corbett Estate home situated on a quiet tree-lined road on the borders of Hither Green and has been extended with a rear addition whilst there is also the potential to add a loft conversion in the future. (STP)

On the ground floor, you'll find a lovely front reception room, downstairs shower room, kitchen with ample space for a large dining area and separate family space overlooking the garden. The garden itself is mainly laid to lawn and facing west catching the sun well into the evenings.

Upstairs there is the master bedroom with built-in wardrobes, a further double overlooking the garden as well as a family bathroom and third bedroom/study.

The Corbett Estate is a family dominated area with a strong community feel to it and is conveniently positioned for several local primary schools, some with outstanding Ofsted ratings. Commuter links are also available to a choice of London Stations, whether you need access to the City with trains to London Bridge, Blackfriars, and Cannon Street taking around 20 minutes.

Approx Internal Area: 1279.00 sq ft

- Corbett Estate
- Kitchen Extension
- Potential To Extend (STP)
- 3 Bedrooms
- Downstairs Shower Room
- West Facing Garden

To arrange a viewing please call us on: **020 8690 3656**





GROUND FLOOR



FIRST FLOOR

Total Area: 118.8 m² ... 1279 ft² (excluding garden)
All measurements are approximate and for display purposes only

GROUND FLOOR

Lounge

15'4" x 14'0"

Pendant light, picture rail, built-in alcove shelving, double glazed bay window to front, built in bay window seat with storage, fitted carpet.

Kitchen/Dining Room

25'0" x 20'0"

Kitchen: Matching wall and base units, laminated worktop, white porcelain sink with drainer with window above looking toward garden, range cooker, extractor hood, tiled splashback, Skylight, engineered tiled flooring.

Dining Room: Pendant light, track light, french door to rear, built-in alcove shelving, fireplace, laminate flooring.

Shower Room

Walk in shower, tiled walls, pedestal wash hand basin, low-level WC, tiled flooring, towel rail, built-in vanity unit.

FIRST FLOOR

Bedroom

15'2" x 10'11"

Pendant light, picture rail, double glazed by window to front, built in wardrobes, fireplace, laid carpet.

Bedroom

12'1" x 10'11"

Pendant light, picture rail, double glazed window to rear, fireplace, built in wardrobe, laminate flooring.

Bedroom

9'5" x 8'7"

Pendant light, picture rail, double glazed window to front, fireplace, laminated flooring.

Bathroom

8'7" x 6'7"

3-piece white suite with panel enclosed bath with shower attachment, Low level WC, pedestal wash hand basin, partially tiled walls, traditional towel radiator, tiled flooring, sash window to rear.

OUTSIDE

Garden

Large garden with patio

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



Viewer notes...



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