



91 MINARD ROAD LONDON, SE6 1NP

£895,000
FREEHOLD

This larger than average, 5-bedroom, end-of-terrace house is extremely unique to the area, having been one of few houses on the renowned Corbett Estate that was re-built in the late 1940s following wartime damage, adding a special layer of character, charm, and story. A piece of history, the expansive house benefits from 1691 sq ft of usable floorspace and has a sizeable rear garden. The property has been extended to the rear and into the loft, delivering 5 good-sized bedrooms and a large kitchen/diner as well as separate living area. The property also benefits from 2 bathrooms and a separate utility room and WC and also has a large front driveway which can fit multiple cars.

Minard Road is part of the larger Corbett Estate, a development known for its architectural styles and is situated on the border of Hither Green and Catford. It is just 0.6 miles to Hither Green station, with great connections to London Bridge, the City of London and beyond. There are an array of cafes, bars and restaurants within a short walking distance, with the popular Flour & Flower cafe and Le Delice being just a short walk away. The property also sits directly opposite one of the best primary schools in the borough, Sandhurst Primary School.

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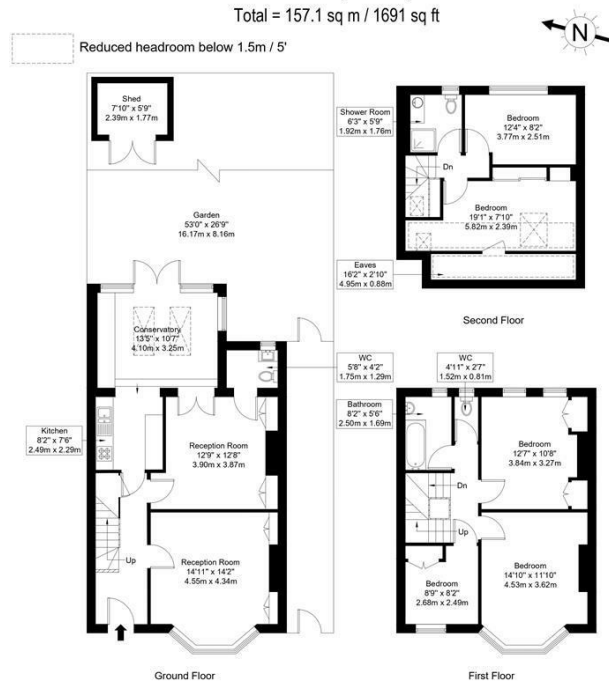
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Approx Gross Internal Area = 142.5 sq m / 1534 sq ft

Restricted Head Height/Eaves = 10.4 sq m / 112 sq ft

Shed = 4.2 sq m / 45 sq ft

Total = 157.1 sq m / 1691 sq ft



The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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