



Minard Road, London, SE6 1NJ

- Guide Price £700,000-£725,000
- Corbett House with side access
- 20ft Kitchen Diner
- Hither Green Station 1.0 miles
- Four bedrooms
- Loft Extension with ensuite
- 62ft rear garden
- EPC D

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Guide Price £700,000 to £725,000. A beautiful and stylish four-bedroom end of terrace Corbett house, which has been extended into the loft to create a family house that exudes character and class, as well as the warmth and care the current owners have put into their home.

The kitchen diner is a wonderful space with range cooker, butler sink, wooden worktops, white metro tile splashback, plus slate tiles / exposed boards to the floor and Crittall window and door to the garden. The front room has the proportions of the period, with decorative coving and exposed wood flooring, plus light streaming in from the three windows of the front bay, with the centrepiece of a wood burning stove in the hearth.

On the first floor there are three bedrooms (two doubles and one single) plus the family bathroom. The main bedroom is on the top floor, with a full width picture window providing stunning views towards the Shard and Canary Wharf. Off the bedroom is an en-suite bathroom with walk in shower.

The rear garden is 62ft in length and faces West. There is a garage to the back of the garden (used as a garden shed) with shared side access from the front.

Hither Green Station 1.0 miles. Trains to London Bridge, Charing Cross and Cannon Street

Bellingham station 0.9 miles with trains to Denmark Hill (for Kings), Blackfriars and City Thameslink.

Torridon Primary School 0.1 miles

Sandhurst Primary School 0.4 miles

Local Shops and Post Office 0.2 miles

Corbett Community Library 0.4 miles

Catford town centre 1.2 miles away with Catford Mews 3 screen cinema, The Broadway Theatre, Ladywell Fields, Tesco's, plus plenty of café and restaurant choices.

Forster Memorial Park 0.5 miles. 42 acres of open grassland surrounded by ancient woodland.

Mountsfield Park 0.9 miles. Open fields, flower gardens, playground, bandstand and café.

Beckenham Place Park 1.5 miles. 237 acres of parkland, local nature reserve, ancient woodland, swimming lake and the Green Chain Walk.

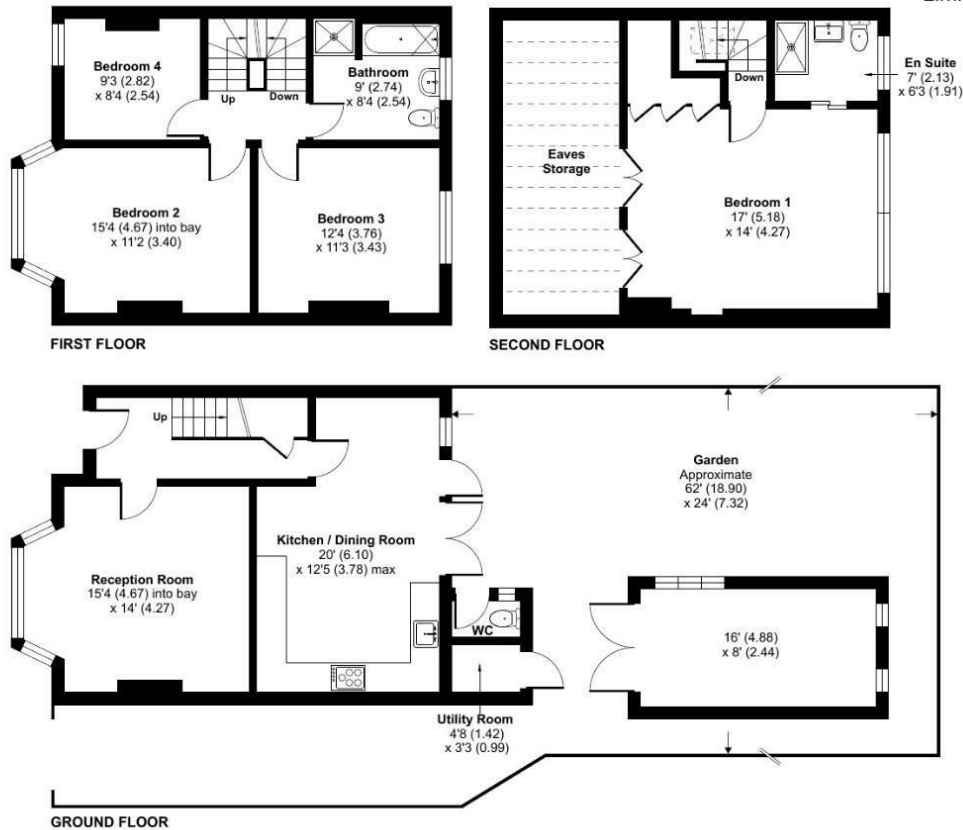




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Approximate Area = 1389 sq ft / 129 sq m
 Limited Use Area(s) = 170 sq ft / 15.7 sq m
 Outbuildings = 155 sq ft / 14.3 sq m
 Total = 1714 sq ft / 159 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2023. Produced for Hunters. REF: 1016572

Viewing

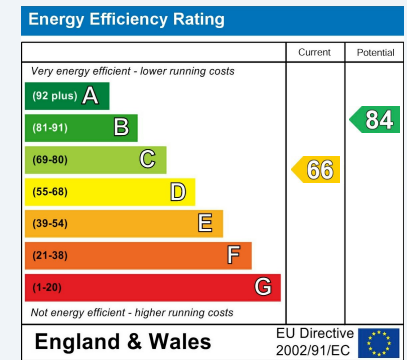
Please contact our Hunters Catford Office on 020 8698 7499 if you wish to arrange a viewing appointment for this property or require further information.

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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

