



STANFORDS

62 Killearn Road, London

Guide Price £575,000



62 Killearn Road

CATFORD - Corbett Estate

Offered to the market with no onward chain, this well-presented and light-filled two-bedroom brick-fronted terraced house is ideally situated within the highly sought-after Corbett Estate.

Stepping inside, the welcoming entrance hall leads to a spacious double reception room, filled with natural light from a bay window to the front and boasting charming period fireplaces that add warmth and character. The reception space flows seamlessly into the generous kitchen, creating an ideal layout for both everyday living and entertaining. Overlooking the lovingly maintained south-facing garden, the kitchen offers ample worktop and storage space, while the garden provides a wonderful spot for relaxing, dining, and enjoying the sunshine. The ground floor also benefits from a modern shower room. Upstairs, the property houses two generously sized double bedrooms and a family bathroom.

The Corbett Estate is particularly popular with families thanks to its strong sense of community and highly regarded schools, including Sandhurst Primary School and Torridon Primary School. Residents also enjoy a fantastic selection of local cafés, shops, and restaurants, while the green open spaces of Mountsfield Park and Forster Memorial Park are both nearby.

Council Tax band: D - Tenure: Freehold

- No Onward Chain
- Well Presented Throughout
- South Facing Garden
- Two Beds - Two Baths
- Corbett Estate
- Excellent Transport Links



GROUND FLOOR

Entrance Hall

Pendant ceiling light, understairs storage cupboard, radiator, wood flooring.

Reception Room 12' 11" x 11' 5" (3.94m x 3.48m)

Double-glazed bay windows, ceiling light, fireplace, radiators, wood flooring.

Dining Room 11' 5" x 11' 1" (3.48m x 3.37m)

Ceiling light, fireplace, alcove shelving, radiator, wood flooring.

Kitchen 16' 1" x 9' 5" (4.91m x 2.87m)

Double-glazed windows and French doors to garden, inset ceiling spotlights, fitted kitchen units, sink with mixer tap and drainer, plumbing for dishwasher and washing machine, integrated fridge/freezer, oven, grill, gas hob and extractor hood, radiator, tile flooring.

Shower Room 6' 4" x 5' 3" (1.92m x 1.61m)

Inset ceiling spotlights, walk-in shower, washbasin, WC, radiator, tile flooring.

FIRST FLOOR

Bedroom 17' 0" x 9' 7" (5.19m x 2.93m)

Double-glazed windows, ceiling light, built-in storage, radiator, fitted carpet.

Bedroom 12' 3" x 8' 4" (3.74m x 2.55m)

Double-glazed window, ceiling light, radiator, fitted carpet.

Bathroom 6' 4" x 6' 4" (1.93m x 1.92m)

Double-glazed window, ceiling light, bathtub, washbasin, WC, storage cupboard, radiator, tile flooring.





Total Area: 86.6 m² ... 932 ft² (excluding garden)

Drawn for Stanfords Sales & Lettings
 This floor plan 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

Stanford Estates, 1 Catford Broadway - SE6 4SP

02086903656

catford@stanfordestates.london

stanfordestates.london/