



## Ardgowan Road, London, SE6 1XB

- Three Bedroom Corbett House
- Through Reception Room
- 61ft Rear Garden
- Hither Green Station 0.8 miles
- Sold Chain Free
- End of Terrace
- Driveway Parking for Two Cars
- In Need of Modernisation
- Mountsfield Park 0.6 Miles
- EPC Grade

**Asking Price £650,000**





# Ardgowan Road, London, SE6 1XB

Chain Free, Three-bedroom end-of-terrace Corbett house with period character and excellent scope for enhancement, making it an exciting prospect for buyers looking to add value.

Retaining a classic period façade with a distinctive bay window and architectural detailing, the property offers versatile living space over two floors.

The ground floor features a through reception room with an archway dividing living and dining areas, a separate kitchen, and a utility room with WC. The 61ft rear garden has excellent potential for landscaping, entertaining or for an extension, subject to the usual consents

The first floor has two double bedrooms, a single bedroom, and a large family bathroom.

Externally, a front driveway provides parking for two cars, plus side access to the rear garden.

Requiring modernisation, this home presents a superb opportunity to refurbish and personalise a well-proportioned period property in a sought-after location.

Please contact the Sales Team at Hunters to arrange your viewing.

## Transport

Hither Green Station 0.8 miles. Trains to London Bridge, Charing Cross and Cannon Street

Catford station 1.2 miles. Trains to Denmark Hill (for Kings), Blackfriars and City Thameslink.

## Schools

Sandhurst Primary School 0.2 miles

Torridon Primary School 0.4 miles

## Amenities

Local Shops and Post Office 0.1 miles

Corbett Community Library 0.2 miles

Catford town centre 1 mile away with The Broadway Theatre, Ladywell Fields, Tesco's, plus plenty of cafés & restaurant choices.

## Parks

Mountsfield Park 0.6 miles. Open fields, flower gardens, playground, bandstand and café.

Forster Memorial Park 0.8 miles. 42 acres of open grassland surrounded by ancient woodland.

Beckenham Place Park 1.8 miles. 237 acres of parkland.





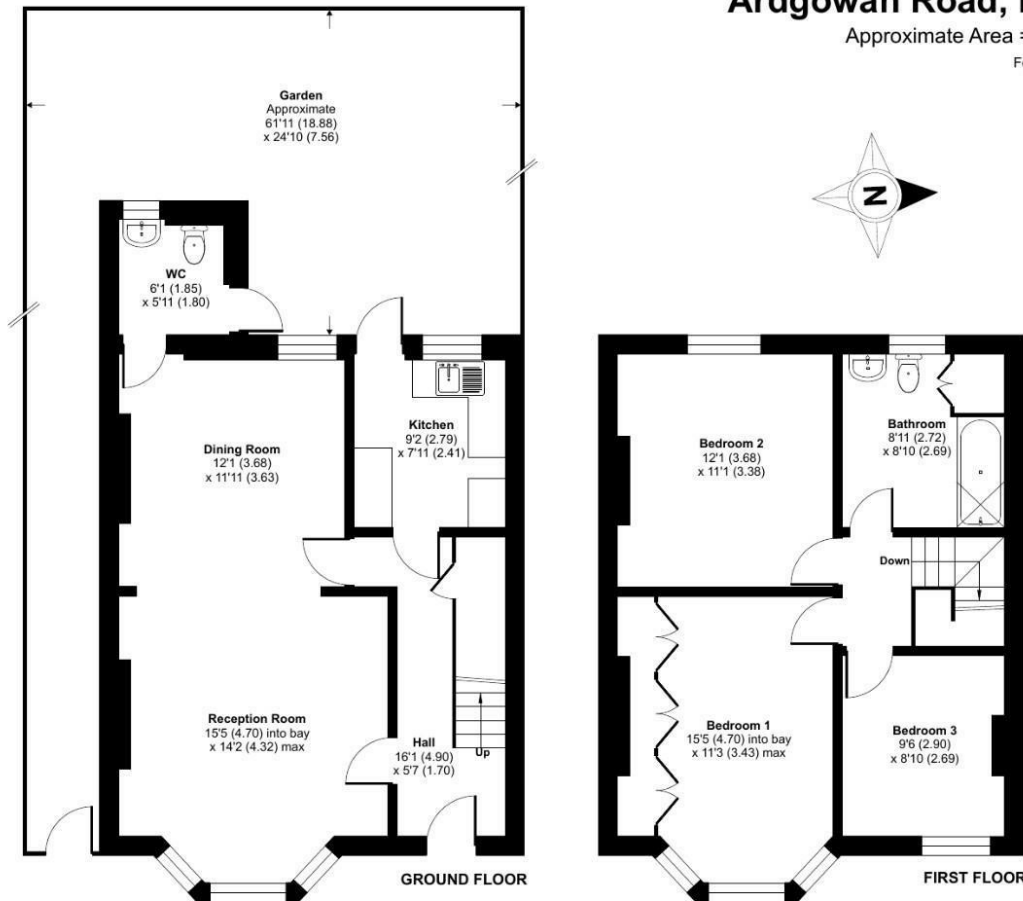




## Ardgowan Road, London, SE6

Approximate Area = 1109 sq ft / 103 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Hunters. REF: 1411058

### Viewings

Please contact [catford@hunters.com](mailto:catford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## 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.

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

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.