



0203 870 00 00

hello@integra-estates.com

www.integra-estates.com



PUTTING YOU FIRST

Key features

- Chain free
- 4 Bedroom house
- 3 Bathrooms
- Beautiful flooring
- Modern kitchen
- Stunning loft conversion
- Fantastic location



Description

Integra-Estates is delighted to offer this impressive four-bedroom period home situated on desirable Braidwood Road in the heart of Catford's highly regarded Corbett Estate. From the moment you enter, the property immediately gives a sense of space, character and thoughtful design. The ground floor has been particularly well considered and provides an exceptional living environment that works beautifully for everyday family life as well as entertaining.

To the front of the property is an attractive reception area featuring the traditional bay window associated with many of the homes across the Corbett Estate. The bay allows natural light to flood into the room while a feature fireplace provides a welcoming focal point and adds to the period character of the property. The reception area flows effortlessly into the dining space and onwards towards the impressive rear extension. Beautiful flooring continues throughout much of the ground floor which helps create a seamless connection between the original part of the house and the contemporary space beyond.

At the rear is a beautifully designed modern kitchen centred around a beautiful island. Sleek cabinetry, stylish work surfaces and areas of exposed brickwork create a striking combination of modern design and character.

Two large rooflights allow an abundance of natural light into the extension while wide bi fold doors open directly onto the rear garden. This creates a wonderful connection between the kitchen and outside space and gives the room a particularly open and sociable feel. A downstairs WC provides additional convenience and is especially useful for family living and visiting guests.





The first floor offers three bedrooms comprising two generous double bedrooms and a further single bedroom. Also located on this level is a particularly generous family bathroom which provides excellent space for a home of this style.

The top floor has been converted to create an impressive principal bedroom suite. The quality of this space is immediately apparent with excellent headroom, an abundance of natural light and glazed doors opening to a Juliet balcony.

The principal bedroom also benefits from a stylish modern ensuite along with thoughtfully designed storage within the eaves. Clever sliding storage solutions allow the available space to be used efficiently while keeping the bedroom itself feeling open and uncluttered.



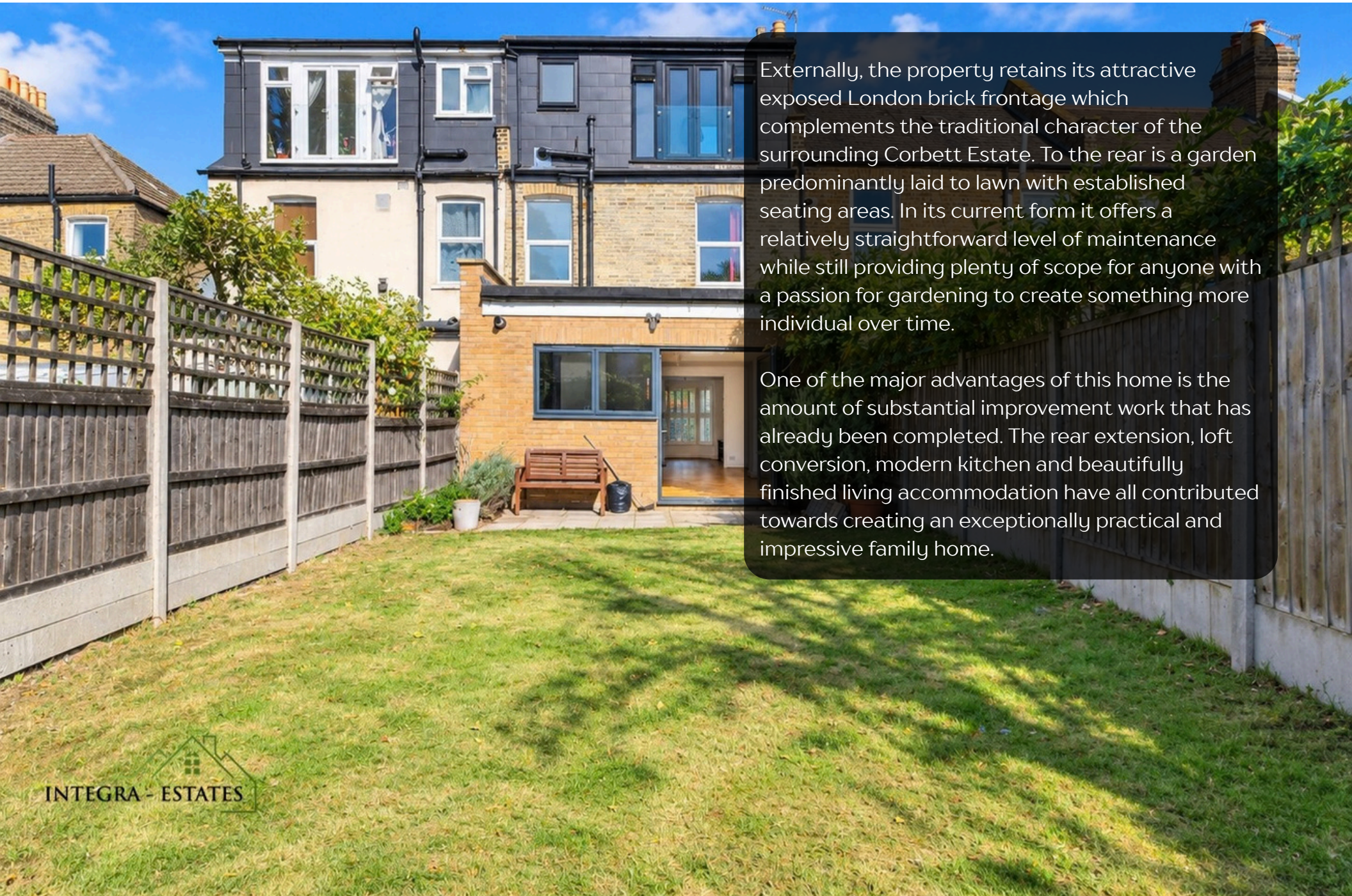












Externally, the property retains its attractive exposed London brick frontage which complements the traditional character of the surrounding Corbett Estate. To the rear is a garden predominantly laid to lawn with established seating areas. In its current form it offers a relatively straightforward level of maintenance while still providing plenty of scope for anyone with a passion for gardening to create something more individual over time.

One of the major advantages of this home is the amount of substantial improvement work that has already been completed. The rear extension, loft conversion, modern kitchen and beautifully finished living accommodation have all contributed towards creating an exceptionally practical and impressive family home.

Location

Braidwood Road sits within the historic Corbett Estate, one of Catford's most distinctive residential areas and well known for its attractive period housing, generous proportions and strong sense of community. The wider neighbourhood benefits from a number of valued local amenities including the Corbett Community Library, Arts and Heritage Centre on Torridon Road which continues to play an important role within the local community.

Abbotshall Healthy Lifestyle Centre is another popular local facility and provides a range of community activities, events and recreational opportunities. For those who enjoy outdoor space, the area is well served by several parks including Mountsfield Park and Forster Memorial Park which provide generous green spaces, walking routes and recreational facilities.

The location is also convenient for transport with access to Hither Green, Catford and Catford Bridge railway stations as well as numerous local bus routes providing connections towards surrounding areas and Central London.

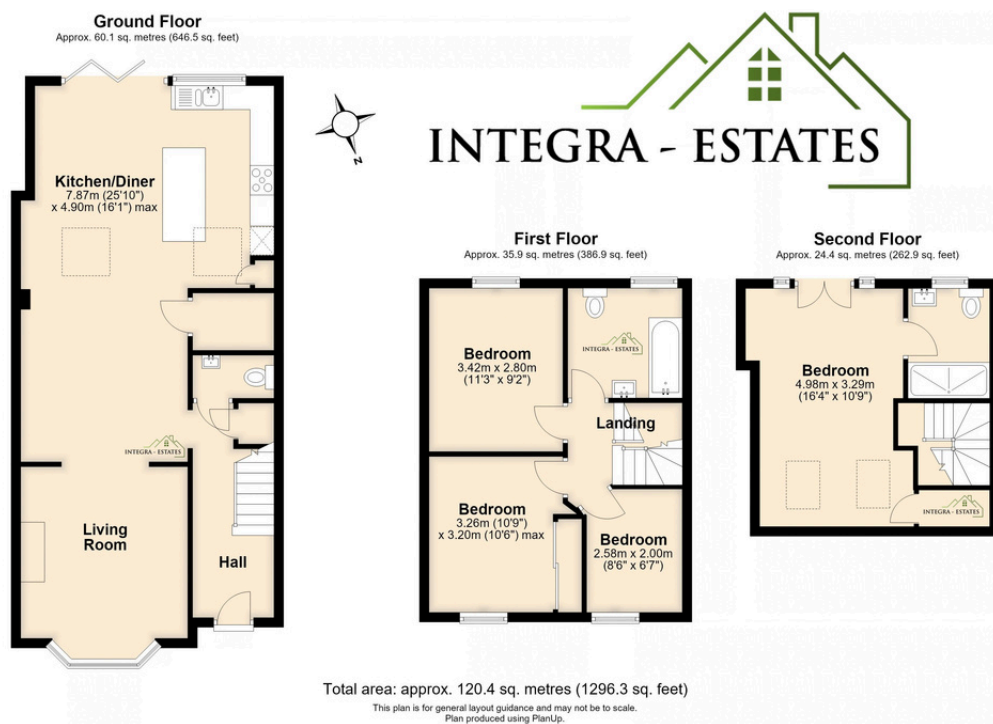
Local shops, schools, leisure facilities and everyday amenities are also readily accessible which further adds to the appeal of the location for families and commuters alike.

This is a home where the principal living accommodation genuinely needs to be seen to be fully appreciated. The combination of period character, an exceptional extended ground floor, four bedrooms, two bathrooms, a superb loft conversion and a well established Corbett Estate location makes this a particularly appealing opportunity.

Early viewing is highly recommended.

Local Authority Lewisham
Council Tax band: C





Key Points

- Chain free
- 4 Bedroom house
- 3 Bathrooms
- Beautiful flooring
- Modern kitchen
- Stunning loft conversion
- Fantastic location

Disclaimer

Please be advised some of these images might have been digitally edited with furniture. This is for illustration purposes only. The furniture in these images are not to scale. The Floor plan in its entirety is for illustration purposes only, it is not to scale! it is the buyer's responsibility to obtain an accurate floor plan and not to rely upon the measurement listed. Integra-estates accepts no responsibility for misprints or any errors or inaccuracies in the floor plan and advertisement of this property listing. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose and have not been tested.

Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property. This includes but is not limited to lease length, service charge, or ground rent charges. The position regarding any fixtures & fittings and where the building has been extended/converted, as to Planning Approval and Buildings Regulations compliance Every care is taken in giving particulars but should any error inadvertently occur, Integra-Estates do not hold themselves responsible and accept no responsibility for any expenses, loss, or time incurred. Neither the vendor, the owners, or any employee of Integra-estates make or give any representation or Warranty in relation to the property.

These particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Please be mindful Under the UK Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, Integra-Estates are legally obliged to carry out anti money laundering checks on all parties involved in a property transaction. This includes (but not limited to) verifying identity and obtaining full evidence of funds and source of those funds before a sale can progress. These rules are enforced by HM Revenue and Customs (HMRC) as the supervisory authority and form part of the duties estate agents must fulfil to prevent financial crime.

Official government guidance states that customer due diligence must be carried out so that estate agents can confirm a buyer's identity and make sure that the money being used to purchase a property is from a legitimate source. Without satisfactory proof of funds and verification of the source of those funds, Integra-Estates cannot legally proceed with a transaction.

To ensure we are compliant with this law, Integra-Estates uses an external AML compliance company. As a business we charge £35 Plus VAT per person for our AML checking process. for example if one person is buying a property via Integra-Estates on their own, we charge £35 Plus VAT £7.00 Total Payable £42.00 If two people are purchasing the property it will be a total payment inclusive of VAT of £84.00.