

Your Wisest Move

WISDOM ESTATES

Independent Estate Agents



Style and Character Throughout...
Broadfield Road, Catford

Asking Price £780,000
FREEHOLD

Wisdom Estates are delighted to welcome to the market this beautifully presented and lovingly maintained 'Double-Fronted' Victorian Family-Home. Located on the ever-popular 'Corbett Estate', and located just 0.6 Miles to Hither Green Train Station, this property further boasts 4 Double-Bedrooms, potential to further extend (STPP), and an enviable array of original features throughout. Further featuring generously proportioned living accommodation throughout, a large private Rear Garden, ample Off Street Parking, Utility Room, Downstairs Shower-Room, and a Basement. EPC Rating 59 D

FEATURES INCLUDE:

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| <input checked="" type="checkbox"/> 4 Double Bedroom Victorian Property | <input checked="" type="checkbox"/> Ample Off Street Parking |
| <input checked="" type="checkbox"/> 0.6 Miles to Hither Green Train Station | <input checked="" type="checkbox"/> Original Victorian Features Throughout |
| <input checked="" type="checkbox"/> Private Rear Garden | <input checked="" type="checkbox"/> Close to Local Shops & Amenities |

REF: 10666

01322 272 144
www.Wisdom-Estates.co.uk

The accommodation comprises:

ENTRANCE HALL Stepping through the charming glazed feature front door (with accompanying decorative coloured windows), and into the spacious and welcoming Entrance Hall, you will immediately gain a sense of the space and comfort on offer throughout. Boasting a wall-mounted radiator, a decorative radiator cover, carpeted stairs to the first floor landing, solid hardwood Parquet flooring laid throughout, as well as access being provided to the basement, and private rear garden.

BASEMENT 17' 6" x 4' 6" (5.33m x 1.37m) The Basement offers a fantastic additional space, which could potentially be further utilised and 'extended' (Subject to planning permission and building regulations). With stairs leading naturally down from the entrance hall, the Basement further features both power and light, as well as a 'Tempest' pressurised cylinder heating system, and space for further utilities.

FRONT ROOM 18' 5" x 11' 4" (5.61m x 3.45m) The Front Room boasts an array of original Victorian features, the main being the charming sash bay-window to front, which allows for an abundance of natural light throughout. Further comprising of original stained solid-wooden floorboards, a charismatic decorative cast-iron fireplace (with tiled-hearth), and a wall-mounted radiator.

KITCHEN / DINER 26' 4" x 11' 5" (8.03m x 3.48m) The impressively proportioned Kitchen / Diner, which measures 26'4" x 11'5" at its widest points, encompasses the entire left hand side of the property, providing the ideal space in which to both prepare and eat together as a family. For ease of reading we have described the individual spaces below separately.

KITCHEN 11' 5" x 10' 9" (3.48m x 3.28m) The Kitchen Area offers a modern and open-planned experience, whilst still retaining a number of character and period features you would come to expect with a property of this calibre. Comprising of a range of matching wall and base units (with work-tops over), including 'high-mounted' storage units and below 'island', which provides a natural divide between the Dining and Kitchen areas. Further featuring space for a double-oven and extractor fan, space for a fridge/freezer, space for a dishwasher, a porcelain sink and drainer unit (with mixer tap), and a built-in cupboard which provides a handy additional storage space. The finishing touches are provided via the original ceiling mounted clothes dryer, the glazed double-doors leading to the Garden Patio, part-tiled walls, and the continuation of the restored original floorboards.

DINING ROOM 16' 0" x 11' 5" (4.88m x 3.48m) The Dining Area boasts further original features, such as the charming square bay-window to front, and the solid-wooden varnished floorboards, both of which have been restored to their former glory. Further features include an open slate feature fireplace (with tiled hearth) and wall-mounted radiator, alongside ample space to sit down and enjoy a family meal together.

UTILITY ROOM 7' 5" x 7' 1" (2.26m x 2.16m) This property benefits from a Utility Room which features a range of matching wall and base units (with work tops over), an integrated washing machine, space for a tumble-dryer, a heated towel rail, as well as space to accommodate a home-office. Natural light is provided via the original glazed sash window to rear, whilst the low-maintenance fully-tiled flooring provides the finishing touches. Access into the Shower-Room is also provided.

SHOWER ROOM The handy downstairs Shower-Room comprises a large walk-in shower unit (with tempered glass door and fully tiled surround), a hand-wash basin, and a low-level W/C. Further benefiting from an original glazed window to rear, and low-maintenance fully tiled flooring and part tiled walls.

FIRST FLOOR LANDING The carpeted stairs leads you naturally upstairs and passed the original stained-glassed sash window to rear. Further comprising of character-period spindles and bannisters, a fully-carpeted landing, and stairs to the second floor.

MASTER BEDROOM 16' 3" x 14' 9" (4.95m x 4.5m) The generously proportioned Master Bedroom is a real highlight of this property, and has to be seen to be fully appreciated. Measuring an impressive 16'3" x 14'9" at its widest points, this room features numerous original character features including; a charming glazed sash bay-window to front, and original restored and varnished floorboards. Further benefits include a classic 'column' wall-mounted radiator, a cast-iron feature fireplace (with tiled hearth), ample space for a large double-bed, dressing table, seating area and storage units, alongside a further original glazed sash window to front, all of which culminated to create a warm, bright, and welcoming character-filled environment.

BEDROOM TWO 14' 7" x 11' 5" (4.44m x 3.48m) The well-proportioned Second Double-Bedroom offers a fitted storage unit, a wall-mounted radiator, further original floorboards, and a sash glazed bay-window to front providing an abundance of natural light throughout.

BEDROOM THREE 11' 4" x 10' 4" (3.45m x 3.15m) The Third Double-Bedroom is again of a generous size, and offers a sumptuous fitted carpet laid throughout, a built in storage cupboard, a wall-mounted radiator, and an original glazed sash window to rear, allowing for uninterrupted views across the picturesque Garden below.

FAMILY BATHROOM 11' 4" x 8' 0" (3.45m x 2.44m) The sizeable Family Bathroom boasts a deluxe 4-piece suite, which comprises of; cast-iron double-end bath (with period-style mixer taps and shower attachment), original style hand-wash basin, a large walk-in corner shower unit (with fully-tiled walls and wall-mounted shower), and a traditional-style W/C. Finished off with a two separate sash glazed windows to rear, easy-to-upkeep part-tiled walls and fully-tiled flooring, and an original-style heated towel-rail.

BEDROOM FOUR 20' 6" x 13' 6" (6.25m x 4.11m) Encompassing the entire top floor of this property is the modern and recently refurbished Fourth Double Bedroom. Boasting its own private staircase, this Bedroom is naturally well lit thanks to the two separate double-glazed 'Velux' windows to front, and a further double-glazed 'Velux' window to rear. Further features include an abundance of eaves storage space, easy to maintain wood-laminate flooring, ample space for both a double bed and storage units, as well as a study area, which currently houses a large desk.

Words of Wisdom: Please note, due to the pitch of the roof, there is limited head-height in some areas, however it is possible to further extend this space with a 'dormer' or similar extension, as many neighbouring properties have done (STPP).

GARDEN 60' x 27' (18.29m x 8.23m) The Garden is the hidden gem of this property, and is sure to be a favourite of the entire family! Boasting a raised patio area (which naturally leads out from the property, and is ideal for both BBQ's and outdoor dining), a large lawned area, and a pond, all of which are bordered by brick walls to each side, a variety of bushes, mature shrubs, flowerbeds, and trees (including an apple tree and a cherry blossom tree). Finished off with a raised decked area to rear, alongside a sheltered seating area (with in-built chimenea and both power and light), and a large storage shed.

DRIVEWAY Park in style thanks to this large Double Driveway, which offers guaranteed parking for 2 vehicles, and further features a handy bin storage area, a brick wall to front, and 2 large bushes either side to ensure privacy.

Important Note

We have not tested any services or appliances at this property. We strongly recommend that all the information which we provide is verified by yourself on inspection, and by your Surveyor and Conveyancer.

Measurements

Please note that all measurements are approximate.

