



Drakefell Road, SE4
£1,000,000

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In general

- Four Bedrooms
- Large Open Plan Kitchen
- South Facing Garden
- Separate Utility Room
- Close to Brockley Train Station
- 23ft Kitchen Diner
- Close to Haberdashers' Hatcham College
- Set Over Three Floors
- Plenty Of Natural Light
- Close to Local Trendy Restaurants and Cafes

In detail

A beautiful four-bedroom end of terrace house with side access and a large kitchen extension on Drakefell Road.

Boasting over 1473 Sq Ft and set over three floors, the ground floor of this stunning property comprises a front reception room complete with bay windows, and a large kitchen diner with sliding doors onto the south facing private rear garden. The first floor comprises two double bedrooms, a further bedroom and a family bathroom suite with separate bath and walk in shower. The top floor offers the master bedroom with en-suite.

Further benefits include double glazing, end of terrace, plenty of storage including eve storage in the loft and downstairs W/C. The property has been finished to an extremely high specification throughout including under floor heating and solar powered windows with rain sensing auto-close in the extension.

This property is situated approximately just 0.2 miles to Brockley station and 0.7 miles to Nunhead station offering excellent transport links into London Bridge, Highbury & Islington and many other locations. The property is also located very close to Telegraph Hill and popular schools (previously rated excellent by Ofsted). It is just a short walk to various local amenities including a variety of restaurants, coffee shops, cafes and gastro pubs and parks.

Viewings are highly recommended, call the Pedder Peckham sales team to arrange a viewing today.

EPC: D | Council Tax Band: D.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Floorplan

Drakefell Road, SE4

Approximate Gross Internal Area

Ground Floor = 66.4 sq m / 715 sq ft

First Floor = 41.9 sq m / 451 sq ft

Second Floor(Excluding Eaves)

28.5 sq m / 307 sq ft

Total = 136.8 sq m / 1473 sq ft



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 Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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