



Bexhill Road SE4
OIEO £800,000

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In general

- 4 bedrooms
- A master bedroom with juliet balcony
- Large living room & dining room
- Over 90ft of South-East facing garden
- Close to schools and stations
- Over 1220 sq ft
- Close to Blythe Hill Park & Ladywell Fields
- Onward chain complete
- Two bathrooms
- EPC: C

In detail

A stunning four bedroom house for sale on the sought-after Bexhill Road with a beautiful private rear garden stretching over 90 feet.

This beautiful property is set back from the road to give high levels of privacy and stunning views over the city.

The house is set over 1220 sq ft and comprises a spacious front reception room and dining room complete with bay window making it the perfect space for entertaining or busy family life. The separate kitchen and extended sun-room complete the downstairs living space and back onto the south-east facing garden.

Upstairs features two large double bedrooms, a separate single room that could be used as an office and a large family bathroom. The stunning loft conversion has large amounts of eave storage and a Juliet balcony with lovely views over the garden.

This property is situated approximately just 0.4 miles to Crofton Park and is also nearby Honor Oak Park station offering great transport links to many different London Hubs.

It is also very well located for access to various local amenities including a variety of parks, restaurants, supermarkets, coffee shops, cafes and gastro pubs.

Located just 0.3 miles from Stillness Junior School and 0.4 miles from Prendergast Ladywell School, this home is ideal for any growing family looking to be close to OFSTED rated Good and Outstanding Schools.

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

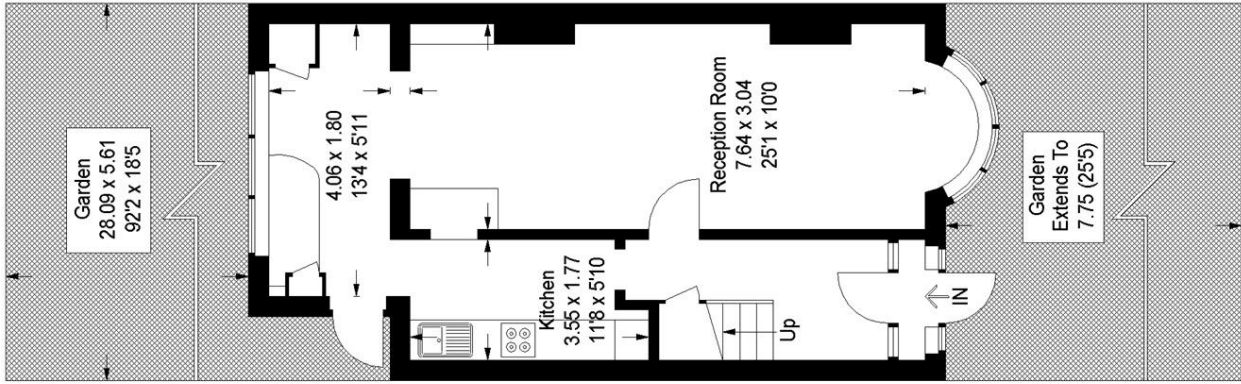
EPC: C | Council Tax Band: D



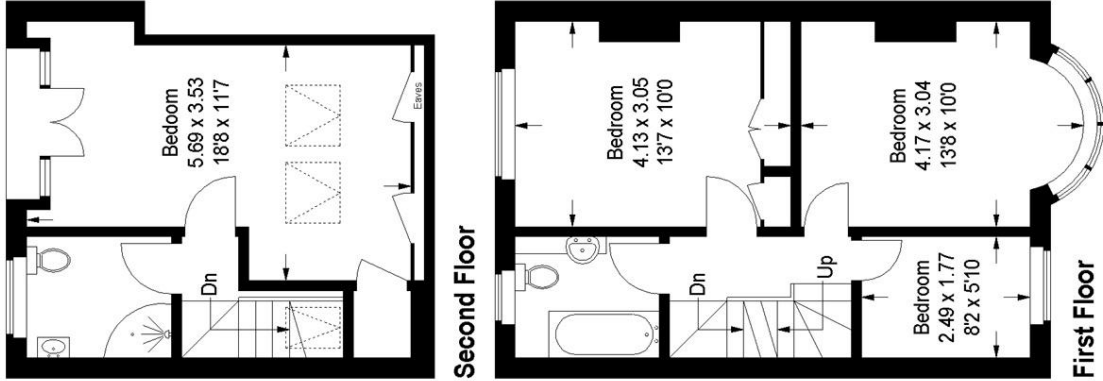
Floorplan

Bexhill Road, SE4

Approximate Gross Internal Area
Ground Floor = 48.3 sq m / 520 sq ft
First Floor = 39.4 sq m / 424 sq ft
Second Floor (Excluding Eaves)
26.2 sq m / 282 sq ft
Total = 113.9 sq m / 1226 sq ft



Ground Floor



Second Floor

First Floor

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

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