



Bexhill Road, SE4
£850,000

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In general

- Sold Chain Free
- Spread Over 1434 sq ft
- Mature West Facing Garden
- Versatile 17ft Recreation Room
- Close to Stillness, Prendergast and Gordon Brock Schools
- Close to Crofton Park and Honor Oak Park Rail
- Substantial Family Home
- Quiet Residential Road
- Large Open Plan Reception/Lounge/Kitchen
- Semi-Detached

In detail

A stunning four-bedroom house for sale on the sought-after Bexhill Road with a beautiful west facing private rear garden.

This lovely property comprises a spacious reception room/dining room complete with exquisite views over the garden, four bedrooms, two modern bathrooms spread over 1434 sq ft. Further benefits include loft space (potential to extend STPP), a fully excavated basement, double glazing, an abundance of light and a modern finish throughout.

The property is situated approximately 0.4 miles to Crofton Park train station, 0.5 to Catford Bridge and 0.7 miles to Honor Oak Park offering excellent transport links into London Bridge, Blackfriars, Cannon Street, Canada Water, Canary Wharf and many other locations. It is also very well placed for access to various local amenities including a variety of parks, restaurants, supermarkets, coffee shops, cafes and gastro pubs.

Call the Pedder Brockley sales team to arrange a viewing today

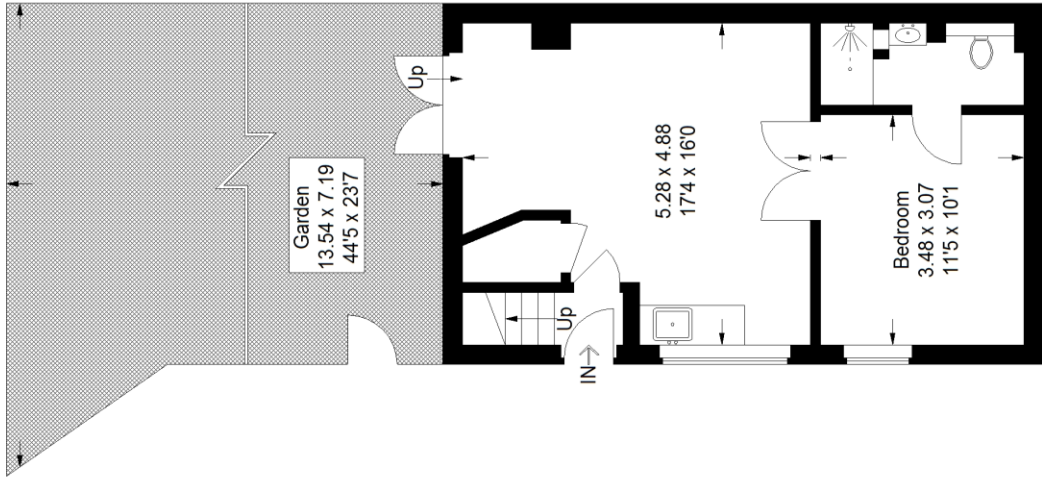
EPC: D | Council Tax Band: E



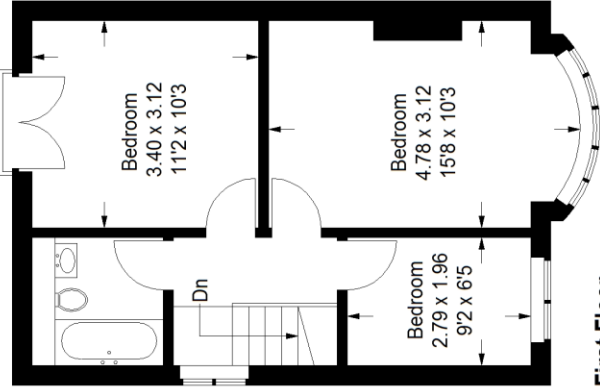
Floorplan

Bexhill Road, SE4

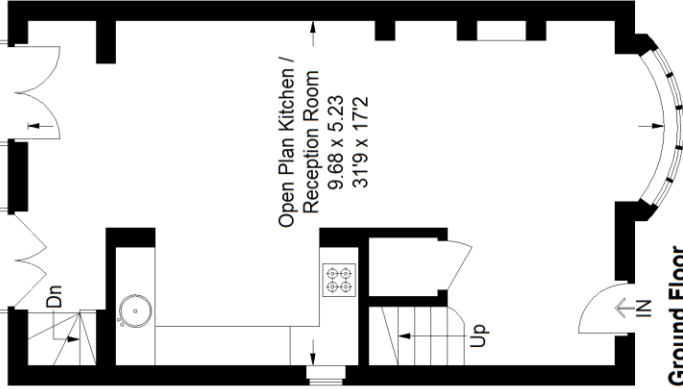
Approximate Gross Internal Area
Lower Ground Floor = 42.4 sq m / 456 sq ft
Ground Floor = 49.2 sq m / 530 sq ft
First Floor = 41.6 sq m / 448 sq ft
Total = 133.2 sq m / 1434 sq ft



Lower Ground Floor



First Floor



Ground Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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