



Hazeldon Road SE4
Guide £525,000 - £550,000

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In general

- Share of freehold
- Chain free
- Two bedrooms
- Over 20ft private garden
- Desirable road
- Close to local amenities & train stations
- Open plan kitchen diner
- Over 700sqf
- Period features
- Private entrance

In detail

A beautifully presented Edwardian two bedroom property for sale on the popular Hazeldon Road with a stunning private rear garden.

This property comprises a spacious front reception room complete with a bay window, modern bathroom suite, two bedrooms and a separate fitted eat in kitchen that leads down to a 20 ft stunning private rear garden.

Further benefits include an abundance of light, period features, share of freehold and so much more.

Located approximately just 0.1 miles from Crofton Park Station, 0.5 miles from Honor Oak Park Station and 0.9 miles from Brockley Station offering excellent transport links into London Bridge, Blackfriars and many other central locations.

Local amenities are also close by in this thriving community which includes a variety of restaurants, gastro pubs, coffee shops, parks and local schools.

Viewings are highly recommended, call the Pedder Brockley sales team to arrange a viewing today on 0207 781 9888.

EPC: C | Council Tax Band: C | Lease: 993 years | SC: Ad Hoc | GR: £0



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floorplan

Hazeldon Road, SE4

Approximate Gross Internal Area

Ground Floor = 3.5 sq m / 38 sq ft

First Floor = 64.8 sq m / 697 sq ft

Total = 68.3 sq m / 735 sq ft



First 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,
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