



Hazeldon Road SE4
£625,000

0207 781 9888
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In general

- Three bedrooms
- Two Bathrooms
- Private front entrance
- Additional study
- Plenty of storage
- Direct access to private garden
- Benefits from the freehold
- Close to excellent transport links

In detail

A rarely available three bedroom, two bathroom split level maisonette, occupying the first and second floors of this Victorian end of terrace property making it a larger than average apartment for the road! The property benefits from a full freehold tenure, a private front entrance and direct access to a good-sized private garden.

Upon entry stairs lead visitors towards the spacious and light kitchen, which has plenty of room for a family dining table. The kitchen is neutrally decorated with white wall and base units. There is also direct access from the kitchen to the family garden. Also on the first floor is the main reception room which is a good size with two double windows letting in lots of light. Just off the reception room is another room that the current owners are using as a study or office, but it could also be used as a dressing room, walk-in wardrobe, or nursery room, as it can also be accessed from the second bedroom which is a good sized double. The third bedroom is located at the end of the hallway.

The family bathroom is located on this floor and has been refurbished with stylish subway tiling, luxury fittings and vanity sink unit and bath. Stairs lead to a very spacious double aspect master bedroom with great views, and to a further bathroom with shower. The eaves and additional cupboard space in this bedroom provide ample storage. The garden, which is big for the location, is mainly laid to lawn and also has raised beds and a decking area.

The property, whilst on a quiet road, is located close to good transport links and schools, and to the shops and restaurants of Brockley, Crofton Park and Honor Oak Park. EPC: D



Floorplan

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	66 D
39-54	E		
21-38	F		
1-20	G		

Hazeldon Road, SE4

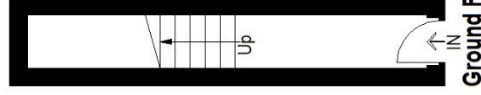
Approximate Gross Internal Area

Ground Floor = 6.2 sq m / 67 sq ft

First Floor = 83.6 sq m / 900 sq ft

Top Floor (Excluding Eaves) = 36.9 sq m / 397 sq ft

Total = 126.7 sq m / 1364 sq ft



Ground Floor



Top Floor

= Reduced headroom below 1.5 m / 50

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