



Sevenoaks Road, SE4  
£650,000

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# In general

- Three bedrooms
- Close to local amenities
- Private rear garden
- Potential to extend STPP
- Plenty of storage
- EPC: D
- Close to transport links
- Offered chain free

# In detail

A bright and spacious three-bedroom house for sale on the popular Sevenoaks Road, just moments away from Crofton Park Station. Offered chain free.

This property comprises two reception rooms with a separate kitchen, three bedrooms, a bathroom suite and a private rear garden with a garage.

Further benefits include a large front garden, potential to extend STPP, an abundance of light, plenty of storage and so much more.

This property is situated approximately just 0.3 miles to Crofton Park Station and Brockley station offering excellent transport links into London Bridge, Highbury & Islington and many other locations.

It is also just a short walk to various local amenities including a variety of restaurants, coffee shops, cafes and gastro pubs.

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

EPC: D | Council Tax Band: D



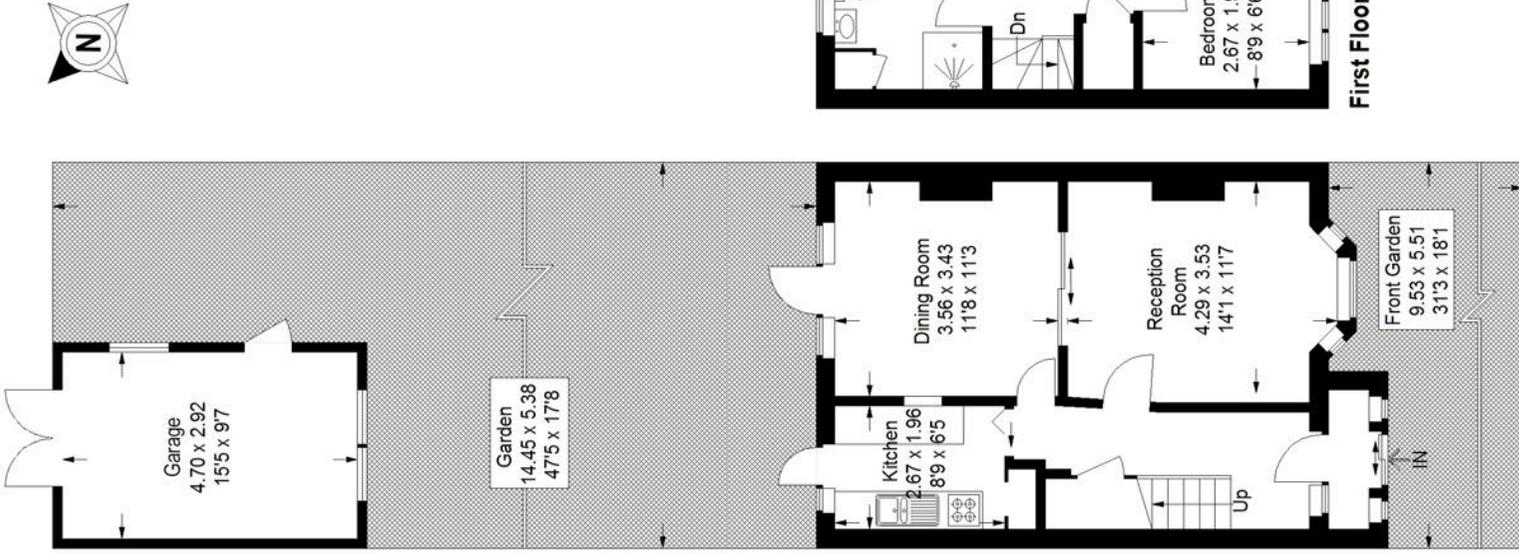
# Floorplan

## Sevenoaks Road, SE4

Approximate Gross Internal Area  
Ground Floor (Excluding Garage)  
44.8 sq m / 482 sq ft

First Floor = 42.2 sq m / 454 sq ft

Total = 87.0 sq m / 936 sq ft



## 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		86   B
69-80	C		
55-68	D	55   D	
39-54	E		
21-38	F		
1-20	G		

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