



Sevenoaks Road, SE4
£775,000

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In general

- Substantial house offering approximately 1,700 sq ft
- Three bedrooms
- Very spacious open plan reception/ dining room with bay window
- Separate kitchen and utility room
- Large garage
- Private rear garden
- Enormous driveway
- Modern bathroom suite with separate WC
- Close to excellent transport links and local amenities
- Potential to extend STPP

In detail

A substantial three bedroom house for sale on Sevenoaks Road.

The house offers approximately 1,700 sq ft and comprises a very spacious open plan reception/ dining room complete with bay window, making it an ideal entertainment space, a separate kitchen with utility room leading to a private garden and a very large garage, three bedrooms, a modern bathroom suite, separate WC and an enormous driveway that could fit five cars!

Further benefits include double glazing throughout, plenty of storage, the potential to extend STPP, and an abundance of light.

This property is situated approximately just 0.2 miles to Crofton Park Station and with Brockley Honor Oak Park and Ladywell stations nearby, there are great transport links to various locations like London Bridge and many other locations across the whole of London.

It is also very well located for access to various local amenities including a variety of parks, restaurants, supermarkets, coffee shops, cafes, gastro pubs and the property is in close proximity to very popular schools in the area.

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

EPC: D | Council Tax Band: D



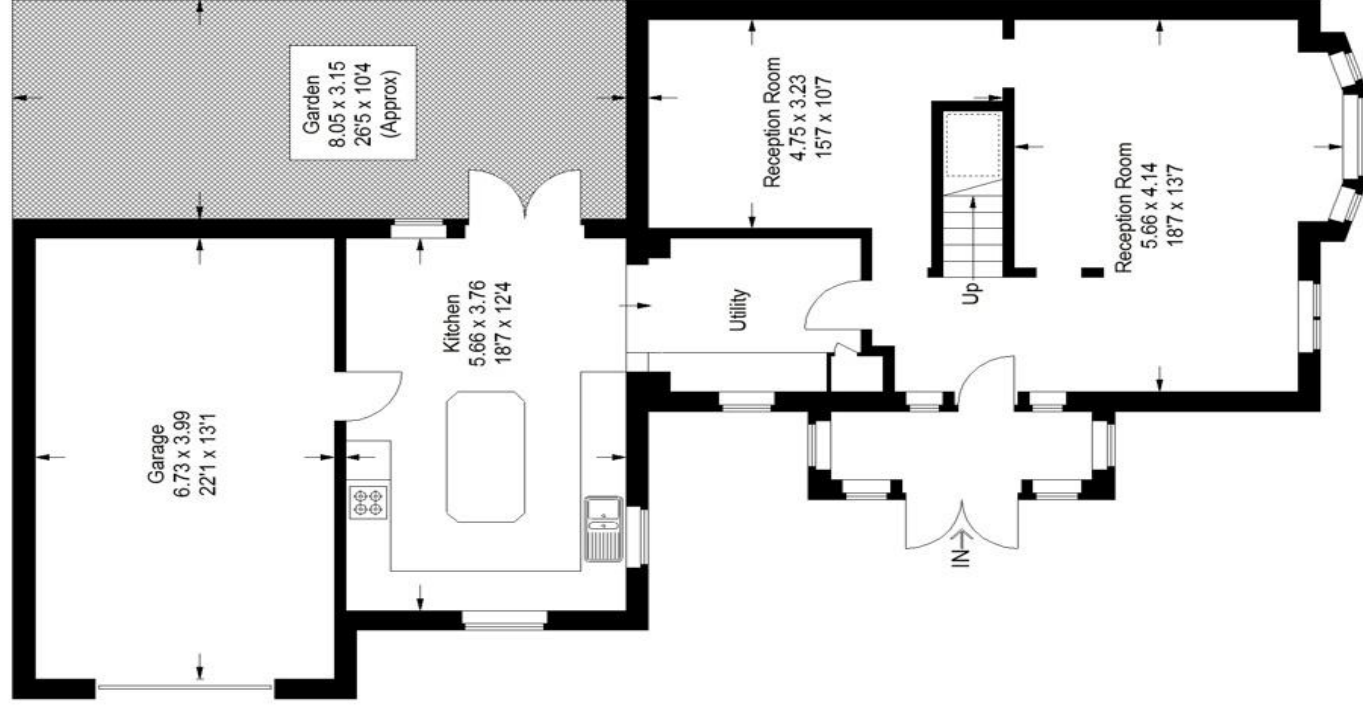
Floorplan

Sevenoaks Road, SE4

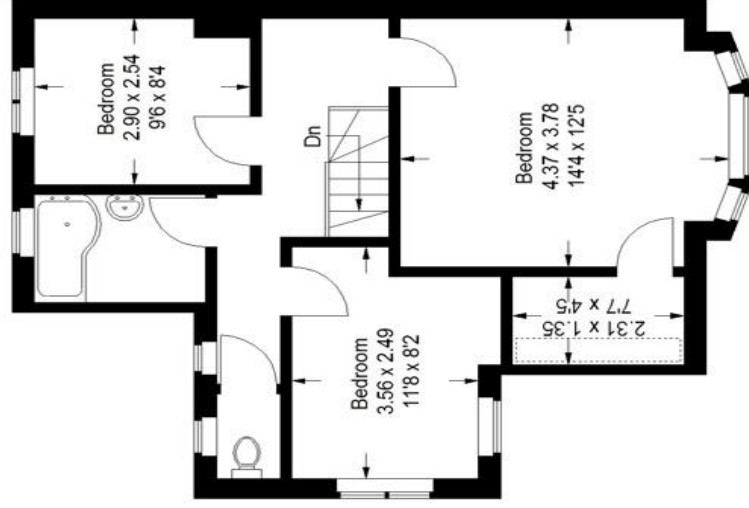
Approximate Gross Internal Area(Including Garage)
158.0 sq m / 1701 sq ft



= Reduced Headroom Below 1.5 M / 5'0"



Ground Floor



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, shapes and compass bearings before making any decisions reliant upon them.

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		
		97.0	82.0

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