



Brockley Road, SE4
£650,000

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In general

- Three bedrooms
- Open plan kitchen/ dining room and separate reception room
- Conservatory
- Modern bathroom suite
- 37 ft private garden with shed and side access
- Potential to extend STPP
- Offered chain free
- Close to excellent transport links and local amenities
- Large front garden
- Abundance of natural light throughout

In detail

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

This property comprises an open plan kitchen/ dining room, a separate spacious reception room, three bedrooms, a modern bathroom suite and a conservatory that provides access to a 37 ft private garden with a shed.

Further benefits include a large front garden, potential to extend STPP, an abundance of light, plenty of storage, a separate downstairs w/c, side access and so much more.

This property is situated just 0.1 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: E | Council Tax Band: E



Floorplan

Brockley Road, SE4

Approximate Gross Internal Area
(Excluding Shed)

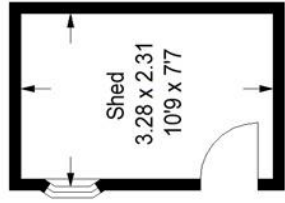
Ground Floor = 53.9 sq m / 580 sq ft

First Floor = 43.2 sq m / 465 sq ft

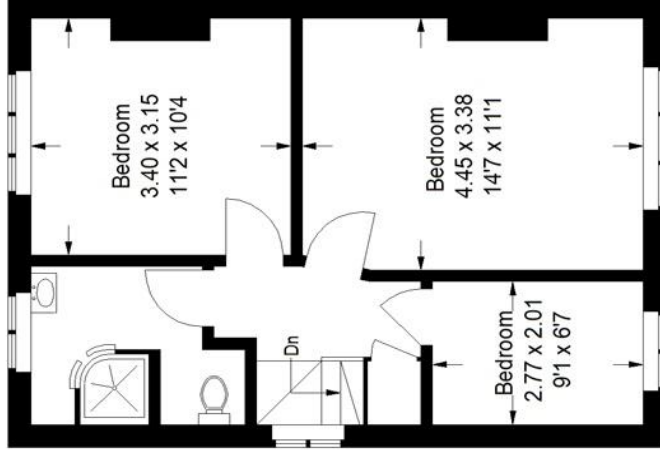
Total = 97.1 sq m / 1045 sq ft



Ground Floor



(Not Shown In Actual Location / Orientation)



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	50 E	
21-38	F		
1-20	G		

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