



Tressillian Road, SE4
OIEO £1,500,000

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In general

- Brockley conservation area
- Substantial five bedroom house
- Quiet road
- Offered chain free
- Over 2140sqft
- Beautiful views
- Rarely available
- Close to Hilly Fields
- Over 49ft garden
- Potential to extend (STPP)

In detail

A substantial five-bedroom Victorian home within the sought-after Brockley Conservation Area.

This stunning property is split across three floors and boasts over 2140sqft. This property retains most of its original features, fireplaces and character and is just a stone's-throw from Hilly Fields Park and is well located for Prendergast Hillyfields school, rated outstanding by Ofsted in 2013.

The ground floor features the kitchen, dining spaces and separate rear room which would make an excellent snug, relaxing reading, music room, or bedroom with direct access to the garden or attractive dining space in which to host and entertain.

The hall floor features a large double-living room with bay window, original fireplace and detailed coving features. Additionally, there is a spacious shower room and WC and a rear bedroom that overlooks the garden.

Upstairs on the top floor, there are three large bedrooms including the stunning master bedroom with a large bay window and fireplace. There is also a separate bathroom with a shower and WC.

The garden stretches over 49 feet making this substantial property the perfect long-term family home. There is also potential to add a side and rear extension, subject to planning permission. The loft may also be extended to provide further bedroom space.

The property is situated approximately 0.5 miles to Brockley, St John's, and Ladywell stations, all offering excellent links into London Bridge, Cannon Street, Canada Water and Whitechapel.

It is also just a short walk to local amenities including a variety of restaurants, coffee shops, parks and gastro pubs and the historic and much filmed venue, the Rivoli Ballroom.

There are also a variety of independent boutiques and shops, including Crofton Books, along with award winning restaurants and takeaways such as Brockley's Rock providing first-class Fish and Chips, Babur, best of Indian cuisine, and L'Oculto, tapas restaurant and wine bar.

The property is offered without onward chain.

EPC: D | Council Tax Band: F



Floorplan

Tressillian Road, SE4

Approximate Gross Internal Area

Lower Ground Floor = 67.1 sq m / 722 sq ft

Ground Floor = 65.9 sq m / 709 sq ft

First Floor = 66.6 sq m / 717 sq ft

Total = 199.6 sq m / 2148 sq ft



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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	57 D	78 C
39-54	E		
21-38	F		
1-20	G		

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