



Otford Crescent, SE4  
£780,000

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# In general

- Semi detached house
- Three bedrooms
- Spacious open plan reception/ dining room
- Private 62ft rear garden
- Modern bathroom suite
- Separate kitchen
- Close to excellent transport links and amenities
- Off street parking for two cars
- Side access
- Potential to extend STPP

# In detail

A fantastic three bedroom house for sale on Otford Crescent, a quiet residential road in the heart of Crofton Park.

This semi detached house offers a very spacious open plan reception/ dining room complete with a lovely fireplace which also provides access to a stunning 62ft private rear garden, making it an ideal entertainment space. There is also a separate kitchen, three bedrooms, a modern bathroom suite, separate WC and a driveway that could provide off street parking for two cars!

Further benefits include a lovely finish, double glazing throughout, plenty of storage, the potential to extend STPP, a large shed in the back garden, side access and an abundance of natural light.

This property is situated approximately just 0.4 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.

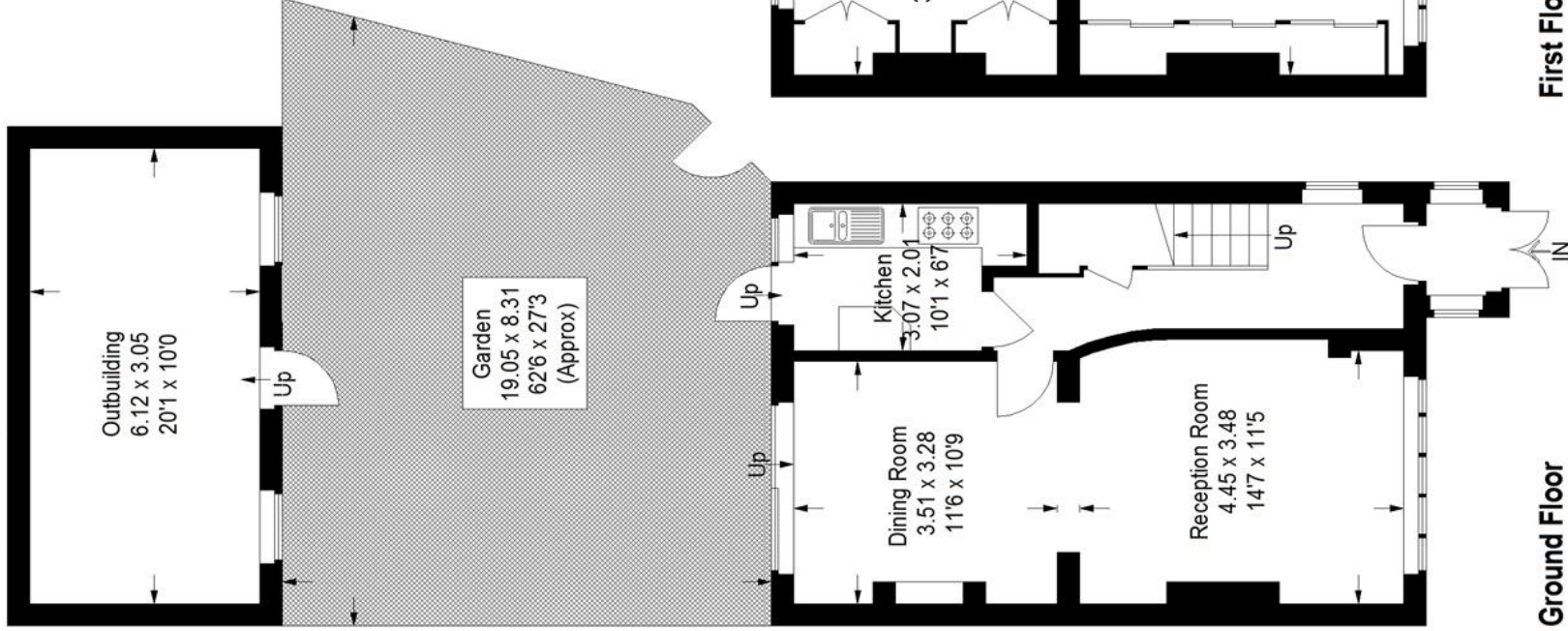
EPC: D | Council Tax Band: D



# Floorplan



**Offord Crescent, SE4**  
 Approximate Gross Internal Area  
 (Excluding Outbuilding)  
 90.5 sq m / 974 sq ft



**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	61 D	
39-54	E		
21-38	F		
1-20	G		

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