



Croftongate Way, SE4  
OIEO £625,000

0207 781 9888  
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# In general

- Offered chain free
- Bright and spacious open plan lounge/ dining room
- Three bedrooms
- Three bathrooms
- Shed and separate garage
- Front and rear gardens
- Excellent transport links
- Close to local amenities

# In detail

A lovely three bedroom house for sale on Croftongate Way located just moments from Crofton Park station. Offered Chain Free.

This well presented property comprises a bright and spacious open plan lounge/dining room, a separate fitted kitchen, three bedrooms of which the master boasts an en-suite, private rear and front gardens and a neutral bathroom suite.

Further benefits include a shed, a separate garage, close to excellent transport links, a great investment opportunity and so much more.

Located within close proximity to Crofton Park, Honor Oak Park and Brockley train stations offering excellent transport into London Bridge, Victoria, Canada Water, Blackfriars, Elephant & Castle, Shoreditch, Whitechapel, 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: E



# Floorplan

## Croftongate Way, SE4

Approximate Gross Internal Area

Ground Floor = 59.7 sq m / 643 sq ft

First Floor = 38.5 sq m / 414 sq ft

Shed = 12.3 sq m / 132 sq ft

Total = 110.5 sq m / 1189 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67   D	80   C
39-54	E		
21-38	F		
1-20	G		

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