



Hazeldon Road, SE4
Guide £425,000 - £450,000

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In general

- Finished to a high standard
- Set over 640 square foot
- Private garden
- One large bedroom
- Spacious kitchen/ diner
- Separate reception room
- Excellent transport links
- Very close to local amenities
- Modern bathroom suite
- Period features

In detail

A delightful one bedroom ground floor Victorian period maisonette on a quiet road in the centre of Brockley generous private garden.

The property is decorated to a very high standard throughout and still offers period features. Furthermore, it has a large double bedroom, separate reception room, kitchen-diner and a modern bathroom suite set across 640 square foot with the kitchen-diner leading out to a 27 foot garden private garden.

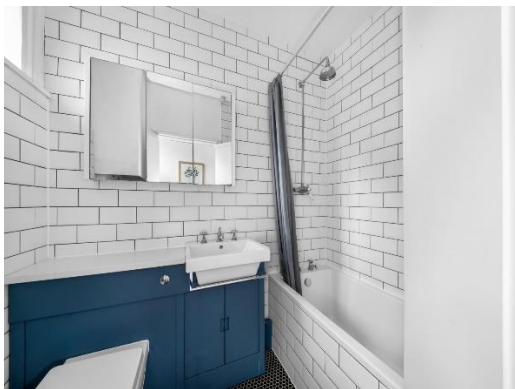
The bedroom benefits from a beautiful fireplace and the spacious kitchen is big enough for a large table, making it the perfect entertaining space.

Located approximately just 0.1 miles from Crofton Park Station, 0.5 miles from Honor Oak Park Station and 0.9 miles from Brockley Station offering excellent transport links into London Bridge, Blackfriars and many other central locations.

Local amenities are also close by in this thriving community which includes a variety of restaurants, gastro pubs, coffee shops, parks and local schools.

Viewings are highly recommended, call the Pedder Brockley sales team to arrange a viewing today on 0207 781 9888.

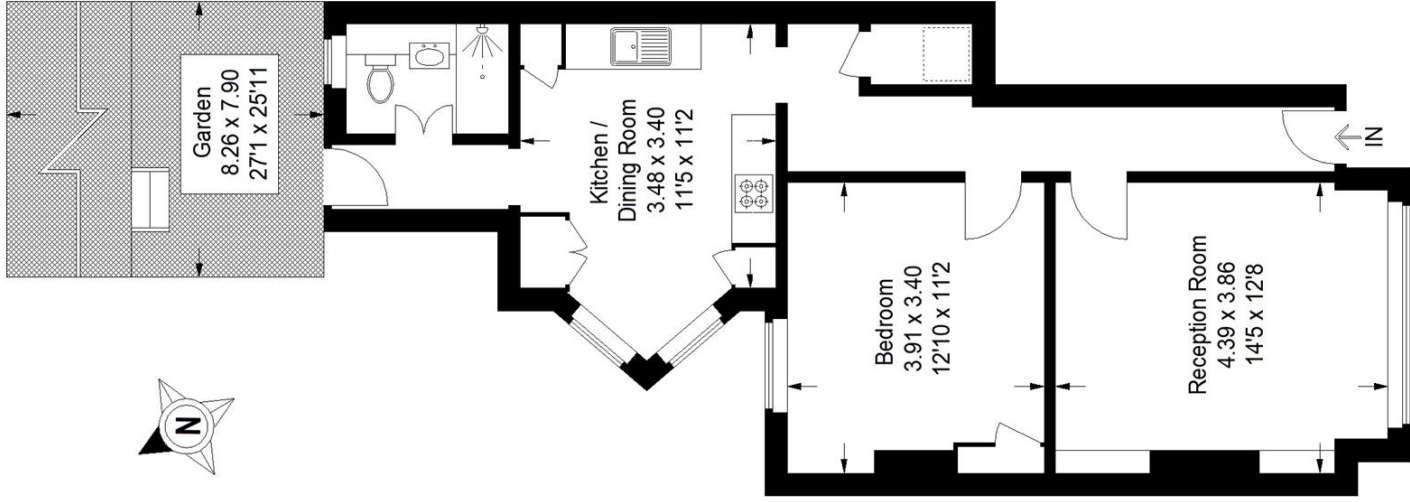
EPC: D | Council Tax Band: C | Lease Term Remaining: 89 years | GR: £250 PA | SC: N/A | BI: N/A



Floorplan

Hazeldon Road, SE4

**Approximate Gross Internal Area
59.5 sq m / 640 sq ft**



Ground 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	64 D	75 C
39-54	E		
21-38	F		
1-20	G		

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