



Chalsey Road, SE4  
£1,300,000

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## In general

- Five bedroom Victorian house
- Over 1,500 square foot
- Three bathrooms
- Close proximity to popular Schools
- Period features
- Close to Hilly Fields and other local amenities
- Excellent transport links
- Spacious kitchen/ diner
- Two reception rooms
- West facing garden

## In detail

A fantastic five-bedroom Victorian home for sale within the sought-after Brockley Conservation Area on Chalsey Road.

This stunning property is split across three floors and boasts over 1,500 sq ft. This property is just a stone's-throw from Hilly Fields Park and is well located for popular schools in the area.

The ground floor features the spacious kitchen/ diner and two separate reception rooms which can open out into one large space in which to host and entertain, or keep separate, creating a relaxing environment.

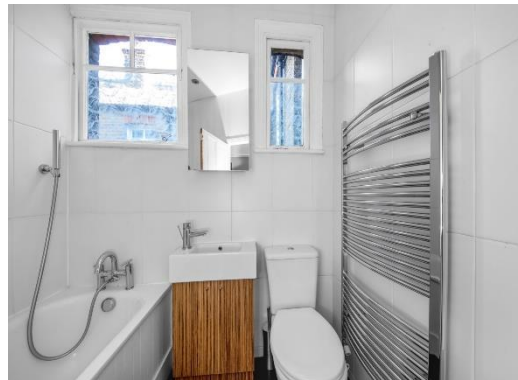
The first floor offers three large double bedrooms, of which the master boasts a lovely en-suite, a further bedroom/ study and bathroom suite. Upstairs on the top floor, is another bedroom with en-suite, which also offers eaves storage.

The west facing garden stretches over 54 feet making this substantial property the perfect long-term family home. There is also potential to add side extension, subject to planning permission. Further benefits include beautiful sash windows that provide an abundance of light throughout, high ceilings and period features.

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'Oculito, tapas restaurant and wine bar.

EPC: D | Council Tax Band: D



# Floorplan

## Chalsey Road, SE4

Approximate Gross Internal Area

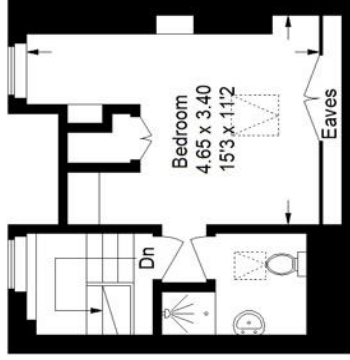
Ground Floor = 62.7 sq m / 675 sq ft

First Floor = 63.2 sq m / 680 sq ft

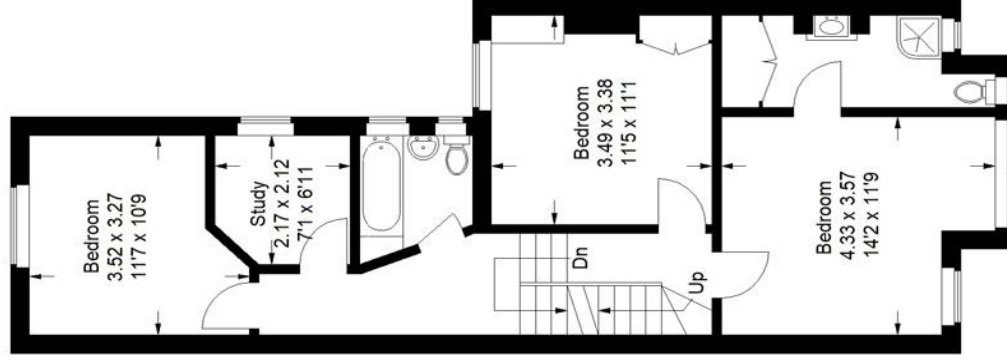
Second Floor = 22.5 sq m / 242 sq ft

(Excluding Eaves)

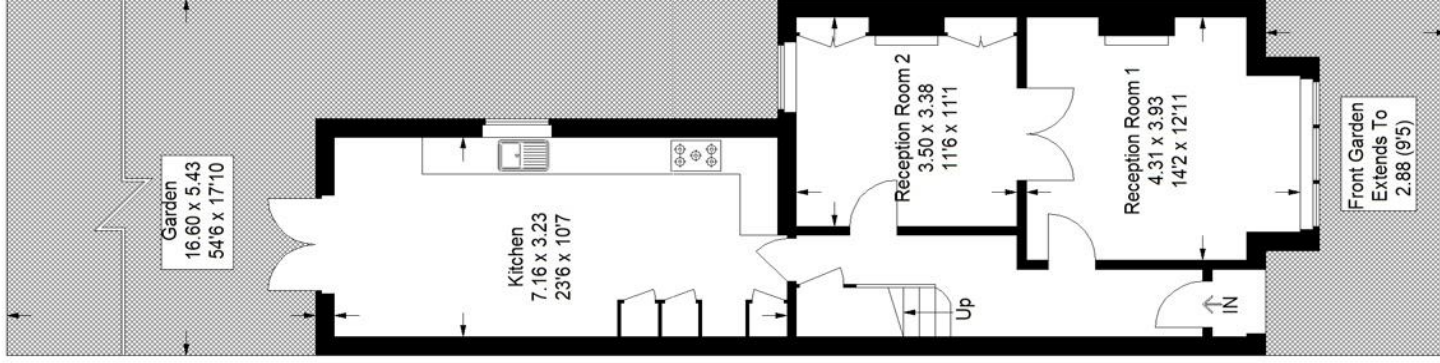
Total = 148.4 sq m / 1597 sq ft



Second Floor



First Floor



Ground Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	651D	
39-54	E		
21-38	F		
1-20	G		

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