

Beecroft Road | London | SE4 2BS

Bryan & Keegan
ESTATE AGENTS

- Chain free
- Great location
- Sizeable family home
- Flexible layout
- Scope for improvement





A fantastic opportunity to acquire this vast family home located on a popular road between Crofton Park & Brockley station.

The property measures in excess of 1600 square feet (2100 square feet including the cellar), and is offered to the market with no onward chain. A full refurbishment program will be required to bring this property back to its former glory, however we feel the property is competitively priced to reflect the level of work required.

Key features include a large reception room, a basic kitchen, a dining room, four/five bedrooms and a family bathroom. Externally there is a west facing garden measuring approximately 50ft.

Beecroft Road is well placed for local amenities, with a great selection of independent traders including coffee shops, restaurants and supermarkets.

A well regarded primary school (Beecroft Garden) is located at the bottom of the street, close to the junction of Brockley Road.

Viewing highly recommended.



Brockley, 360 Brockley Road, Brockley,
London, SE4 2BY

Tel: 020 8691 1155

info@bryanandkeegan.co.uk

www.bryanandkeegan.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Important Notice

- These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract.
- Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances.
- All measurements are intended to be approximate only.
- All photographs show parts of the property as they were at the time when taken.
- Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained.
- Floorplan. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.