

Elsiemaud Road, SE4

Guide Price: £1,100,000

Bryan & Keegan
ESTATE AGENTS

- Chain free
- Five bedrooms
- 1930's semi detached
- Driveway and Garage
- Highly desirable location
- Finished to a high standard throughout
- Large private rear garden





Bryan & Keegan are delighted to present this incredible 1930's family home, occupying a highly sought after location on a very 'quiet' street in Crofton Park with the bonus of no onward chain.

This super property is flooded with natural light and an internal accommodation that spans over three floors measuring in excess of 1850 square feet.

This ideal family home is beautifully decorated throughout starting with the large living area, following the hallway down to the expansive kitchen diner which has been extended out to provide the ideal hosting space with French doors leading to a 48ft garden perfect for entertaining. Upstairs are five large bedrooms with a master that has its own walk-in closet. Two family bathrooms provide plenty of space and the way the property has been extended means there is a garage and driveway providing sufficient off-street parking and ample storage.

This is a fantastic opportunity for a growing family as it is within the catchment area of Prendergast Girls School, Prendergast Ladywell School and Gordonbrock Primary which has just received outstanding from Ofsted.

A choice of Brockley, Crofton Park or Ladywell stations make getting in and out of town a breeze. The local high street includes great amenities including independent coffee shops, restaurants, and supermarkets as well as several great local parks.



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	66	
(39-54) E		
(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.