



Sevenoaks Road, SE4 | £700,000

02077819888

[brockley@pedderproperty.com](mailto:brockley@pedderproperty.com)

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## In General

- Three double bedrooms
- Modern bathroom suite and en-suite
- Large reception room
- Private rear garden
- Fantastic south facing terrace
- Offered chain free
- Close to excellent transport links and local amenities
- Modern finish throughout
- Large double glazed windows
- Plenty of built in storage

## In Detail

A bright and spacious three double bedroom house for sale on the popular Sevenoaks Road, a peaceful residential road in the heart of Crofton Park. Offered chain free.

This property offers over 1,200 sq ft across three floors. The ground floor comprises a separate fitted kitchen, a large reception that leads onto a private garden and a w/c. Moving upstairs, there are three double bedrooms, an en suite, a modern bathroom suite and a fantastic south facing terrace.

Further benefits include a modern finish throughout, large double glazed windows providing an abundance of natural light, plenty of storage and so much more.

This property is situated approximately just 0.2 miles to Crofton Park Station and with Honor Oak and Brockley stations nearby, there are excellent transport links into London Bridge, 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. There are also popular schools nearby as well as lovely green spaces, including Hilly Fields, Blythe Hill Fields and Ladywell Fields.

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

EPC: B | Council Tax Band: D



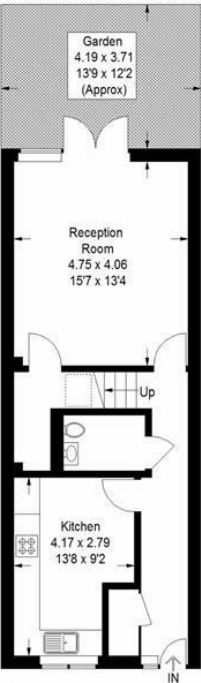
# Floorplan

Sevenoaks Road, SE4

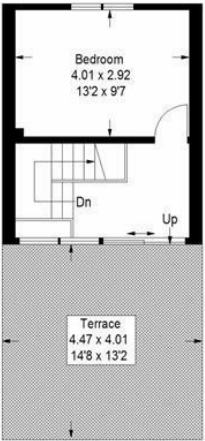
Approximate Gross Internal Area  
115.1 sq m / 1239 sq ft



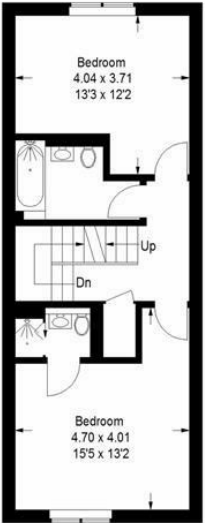
= Reduced headroom  
below 1.5 m / 5'0"



Ground Floor



Second Floor



First 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.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
102 plus) <b>A</b>		
(81-101) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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