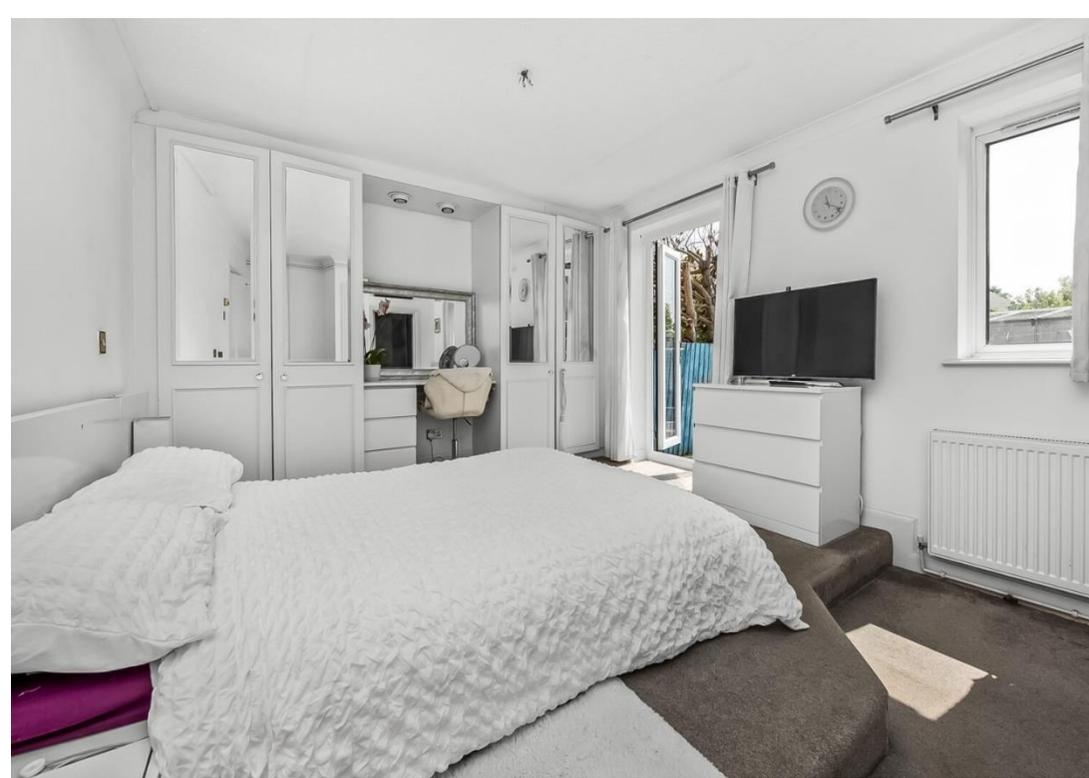




Croftongate Way, SE4
Guide £700,000 - £725,000

0207 781 9888
pedderproperty.com







In general

- Located on a peaceful private road
- Three bedrooms
- Open plan lounge/ dining room with private balcony
- Separate kitchen
- South facing 39 ft garden
- Two modern bathroom suites
- Very spacious garage
- A rare opportunity on the market
- Very close to local amenities and transport links
- End of terrace with side access

In detail

A fantastic three bedroom end of terrace house for sale on Croftongate Way, a peaceful private road located just moments from Crofton Park station.

This well presented property comprises a bright and spacious open plan lounge/dining room complete with a private balcony, making it the perfect entertaining space, a separate fitted kitchen, three bedrooms, two modern bathroom suites and a 39 ft south facing garden.

Further benefits include a large shed, a garage which is currently used as both an office space and for storage, close to excellent transport links, double glazing throughout, brand new French doors to the balcony and garden, side access and so much more.

Located within close proximity to Crofton Park, Honor Oak Park and Brockley train stations offering excellent transport into London Bridge, Victoria, Canada Water, Blackfriars, Elephant & Castle, Shoreditch, Whitechapel, 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.

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

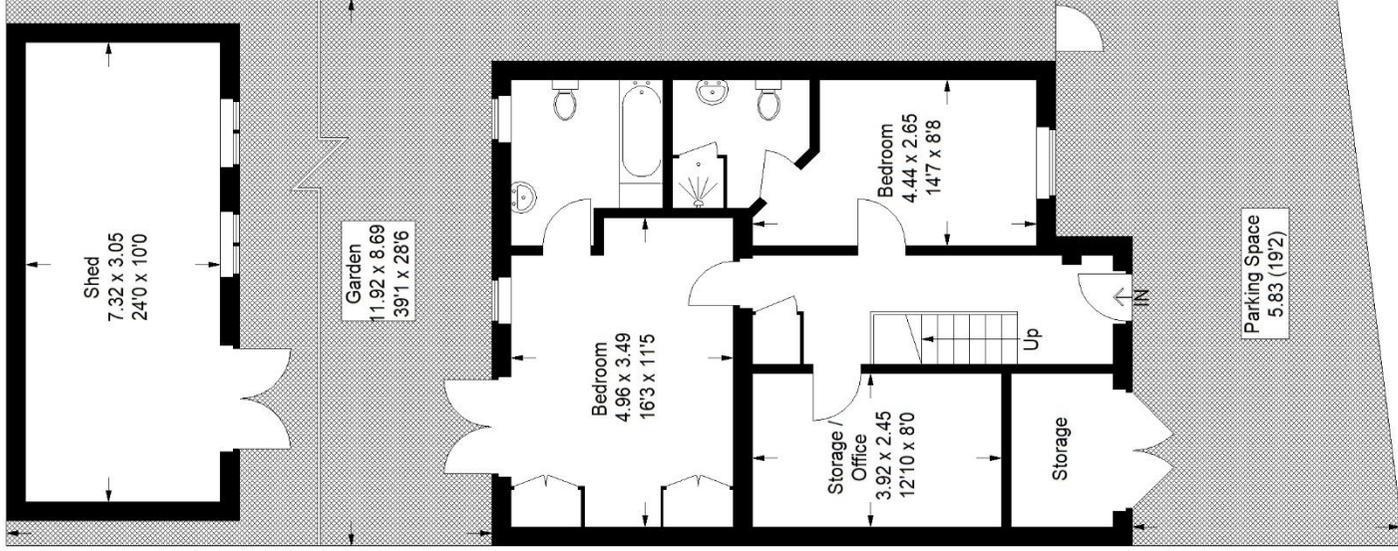
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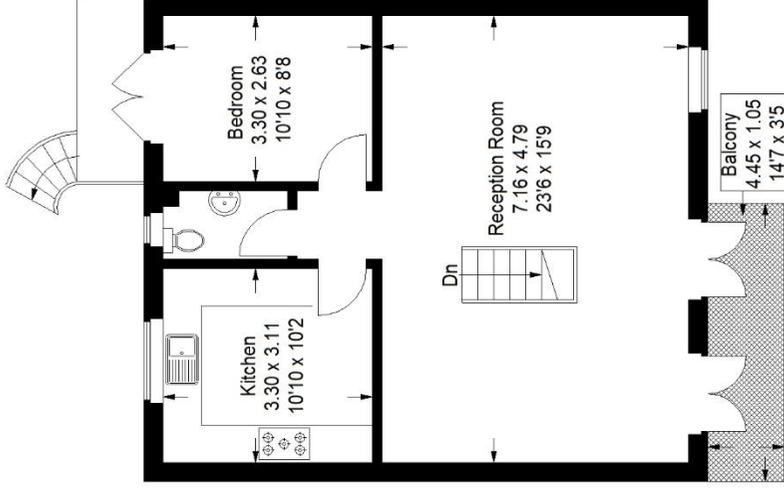
Floorplan

Croftongate Way, SE4

Approximate Gross Internal Area
 Ground Floor = 60.2 sq m / 648 sq ft
 (Excluding Storage)
 First Floor = 59.8 sq m / 644 sq ft
 Shed = 22.8 sq m / 245 sq ft
 Total = 142.8 sq m / 1537 sq ft



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		71 C	83 B

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