



Sevenoaks Road, SE4
Guide £700,000 - 725,000

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In general

- Three bedrooms
- Open plan kitchen/ dining room
- Spacious separate lounge
- Large front garden with off street parking
- Family bathroom suite
- Loft room
- 40 ft private rear garden with a garage
- Conservatory
- Offered chain free
- Close to excellent transport links and local amenities

In detail

**** Guide Price £700,000 - £725,000 ****

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

This property comprises a large lounge at the front of the property, an open plan kitchen/ dining room to the rear, three bedrooms, a family bathroom suite and a conservatory providing access to a 40 ft private rear garden with a garage.

Further benefits include a large front garden with off street parking, a loft room, potential to extend STPP, an abundance of light, plenty of storage, fitted bedroom wardrobes and so much more.

This property is situated approximately just 0.3 miles to Crofton Park Station and Brockley station offering 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: D | Council Tax Band: D



Floorplan

Sevenoaks Road, SE4

Approximate Gross Internal Area

Ground Floor = 66.0 sq m / 692 sq ft

First Floor = 43.4 sq m / 467 sq ft

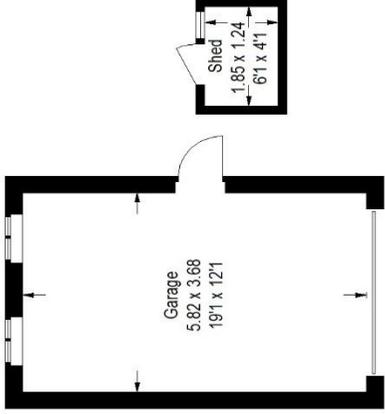
Second Floor (Excluding Eaves Storage)

15.2 sq m / 164 sq ft

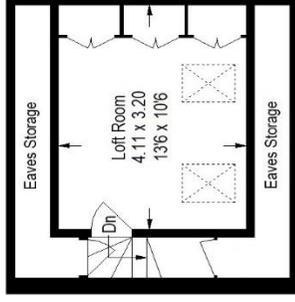
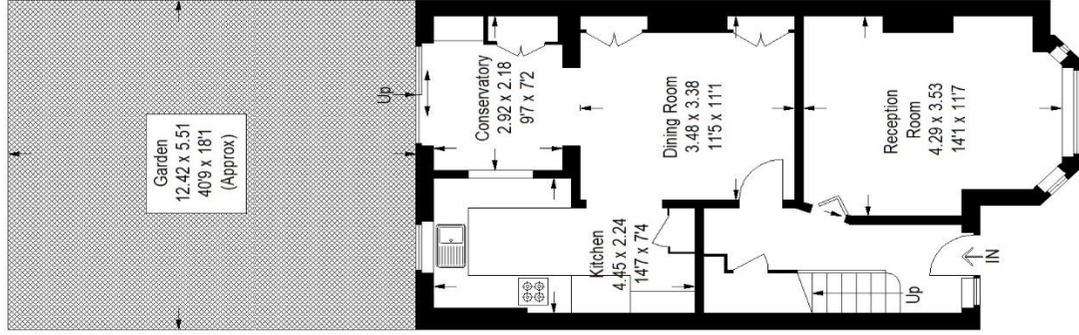
Garage = 22.1 sq m / 238 sq ft

(Excluding Shed)

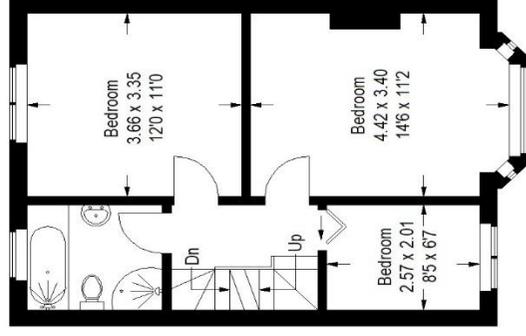
Total = 135.7 sq m / 1461 sq ft



(Not Shown In Actual Location / Orientation)



Second Floor



First Floor

Ground Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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 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.