

Amyruth Road | Brockley | London SE4 1HU

Bryan & Keegan
ESTATE AGENTS

- Great location
- West facing garden
- Four double bedrooms
- Conservatory
- Garage





In need of more space?

This fantastic family home has it in abundance, with over 2000 square feet of flexible living accommodation. It also has the added advantage of no onward chain.

The property has been much improved by the current owner including a loft conversion and was recently repainted throughout.

Key features include four double bedrooms - the principle room benefitting from en suite shower room and a Juliet balcony, two reception rooms, a modern kitchen, a vast conservatory, a garage, off street parking, and a west facing 50ft garden.

Amyruth Road is located between Brockley Grove and Chudleigh Road, and just a short walk from Ladywell or Crofton Park stations. The local high street and a great blend of amenities including coffee shops, restaurants and supermarkets.

Good schools nearby include Gordonbrock Primary, Prendergast Girls & Prendergast Ladywell.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(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.