

Croftongate Way, London, SE4 2DL

Guide Price £825,000 - £850,000

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Bryan & Keegan
ESTATE AGENTS

- Large reception/diner
- Four Bedrooms
- Balcony
- Spacious Garden
- Shops and Amenities nearby
- Off Street Parking

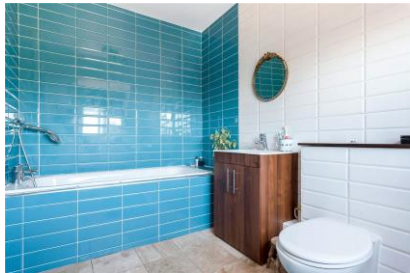




This delightful four bedroom property comes to the market offering a spacious family environment with a large garden, set back in a quiet private development, minutes from transport links and local amenities.

Upon entering the property, you are greeted by a lengthy hallway leading to a small utility area and downstairs WC. A large garage to the right has been renovated into a large bedroom. As you travel up the beautiful, curved staircase you are greeted by a light filled living area, with large doors opening onto a quaint balcony. Towards the back an open plan kitchen dining area with French doors leading to the garden. Upstairs you have two double bedrooms with a bathroom and a further master bedroom with a en suite attached.

This property boasts great transport links with Crofton Park Station a short 3-minute walk away which offers Thameslink services, Honor Oak Station a 10 minute walk away, which offers the overground and other trains into the centre of London. Two popular high streets provide some great amenities including supermarkets, cafe's, restaurants and bars. Good schools nearby include Becroft Garden, Gordonbrock & Turnham Academy.

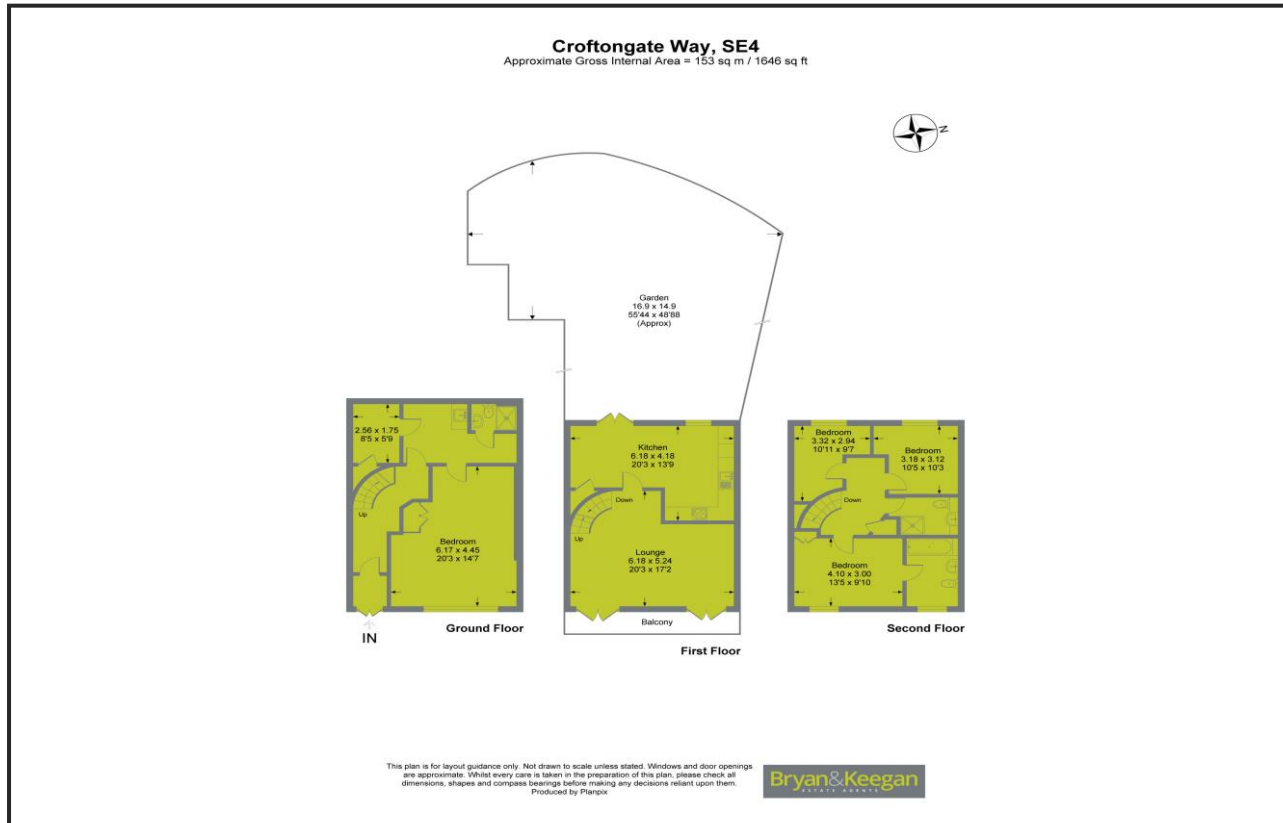


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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	75	
(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.