

Holdenby Road, London, SE4 2DA

Offers in excess of: £800,000

**Bryan & Keegan**  
ESTATE AGENTS

- Sought after location
- Close to local amenities
- Five bedrooms
- Through Lounge
- Period features throughout





A fantastic opportunity to purchase this spacious family home which is located on a sought after road in Crofton Park.

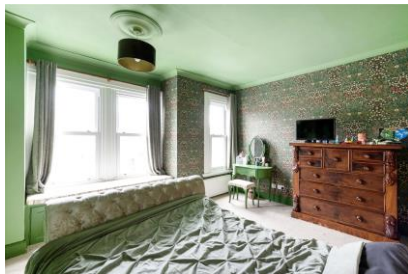
The property is arranged over three floors and boasts internal living accommodation that measures over 1420 square feet.

Key features include a large through lounge with period features, a good size family kitchen, Family bathroom with free standing bath and five bedrooms. There is also a low maintenance rear garden which offers further potential for development (subject to necessary planning consents).

Holdenby road is just a short walk from Crofton Park high street, offering a fantastic selection of amenities including trendy coffee shops, cafe's, restaurants, and supermarkets.

Honor Oak & Crofton Park stations provide fantastic transport links into Central London

Green spaces nearby are aplenty such as Hilly fields park and Blythe Hill fields.



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## Energy Efficiency Rating

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92+) <b>A</b>                              |                            |           |
| (81-91) <b>B</b>                            |                            | <b>85</b> |
| (69-80) <b>C</b>                            | <b>69</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 |                            |           |
| <b>England, Scotland &amp; Wales</b>        | EU Directive<br>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.