



Croftongate Way, SE4 | Guide Price £625,000

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pedder
We live local



In General

- Offered chain free
- Bright and spacious open plan lounge/ dining room
- Three bedrooms
- Three bathrooms
- Shed and separate garage
- Front and rear gardens
- Excellent transport links
- Close to local amenities

In Detail

****Guide Price £625,000 - £650,000**** A lovely three bedroom house for sale on Croftongate Way located just moments from Crofton Park station. Offered Chain Free.

This well presented property comprises a bright and spacious open plan lounge/dining room, a separate fitted kitchen, three bedrooms of which the master boasts an en-suite, private rear and front gardens and a neutral bathroom suite.

Further benefits include a shed, a separate garage, close to excellent transport links, a great investment opportunity 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.

EPC: D | Council Tax Band: E



Floorplan

Croftongate Way, SE4

Approximate Gross Internal Area
 Ground Floor = 59.7 sq m / 643 sq ft
 First Floor = 38.5 sq m / 414 sq ft
 Shed = 12.3 sq m / 132 sq ft
 Total = 110.5 sq m / 1189 sq ft



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 These plans are for representation purposes only as defined by RICS - Code of Measuring Practice.
 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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
102 plus) A	80
81-101) B	
69-80) C	
55-68) D	
39-54) E	
21-38) F	
1-20) G	
Not energy efficient - higher running costs	
67	80
England & Wales	EU Directive 2002/91/EC

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