

Salehurst Road, London, SE4 1AW

Offers in excess of: £875,000

Bryan & Keegan
ESTATE AGENTS

- Four bedrooms
- Sought after location
- Two reception rooms
- Large family bathroom and Separate shower room
- Stripped wooden floors
- Plantation shutters





Bryan and Keegan are excited to bring to the market this beautifully presented, Victorian terraced home located on a sought-after, quiet residential street in the heart of Crofton Park SE4.

As you enter, it is clear to see the property has a warm, relaxing feel throughout and offers a versatile living space for everyday life. The living room to the front benefits from a large bay window with plantation shutters and wood-burning stove and offers a calm, relaxing space to unwind. The dining room and kitchen are beautifully finished and offer an ideal space for entertaining, leading on to an approximately 40 foot private rear garden.

Upstairs you are greeted by a large master bedroom, boasting built in wardrobes, and a good-sized second bedroom. At the rear of the first floor sits a large family bathroom, benefitting from a luxurious separate shower and freestanding roll-top bath.

The property has been lovingly renovated over the years by its current owners, including a cleverly designed loft conversion which benefits from two additional bedrooms and shower room, ideal for guests or office space if working from home.

The property is located on a popular road within minutes of three railway stations; Crofton Park (Victoria and Thameslink Blackfriars), Honor Oak Park (London Bridge / Canada Water / Shoreditch) and Catford Bridge (Charing Cross).

Locally the open spaces of Blythe Hill Fields, Ladywell Fields and Hilly Fields are within easy walking distance, as well as a range of good coffee shops, supermarkets, restaurants and bars within Crofton Park, Honor Oak Park and Ladywell. The area is popular with families due to the superb choice of schools.



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	62	
(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.