



Rushford Road, SE4
£850,000

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In general

- Five bedroom house in the heart of Crofton Park
- Two spacious reception rooms
- Separate integrated kitchen
- 33 ft south facing private garden
- Modern bathroom suite
- Close to excellent transport links and local amenities
- Potential to extend STPP
- Offering over 1,270 sq ft

In detail

An incredible five bedroom house for sale on the sought after Rushford Road, in the heart of Crofton Park.

This well presented property is set across three floors and offers over 1,270 sq ft.

The ground floor comprises two spacious reception rooms, of which the front is complete with a large bay window, an integrated kitchen to the rear which also provides direct access to a beautiful 33ft south facing private garden with a patio and shed. There is also a utility room and a w/c.

Upstairs, the first floor provides two large double bedrooms and a wonderful modern bathroom suite. The third floor provides another three bedrooms and a lovely view towards Canary Wharf.

Further benefits include large windows offering an abundance of natural light throughout, high ceilings, a charming front garden, potential to extend STPP and so much more!

Located just 0.5 miles to Crofton Park station, 0.8 miles from Ladywell station and with Honor Oak, Brockley and Catford stations nearby, there are excellent transport links into London Bridge, Canada Water, Clapham, London Victoria, Whitechapel, Highbury & Islington and many other locations.

It is just a short walk from Hilly Fields Park, Blythe Hill and Ladywell Fields and other local amenities including a variety of restaurants, coffee shops, parks and gastro pubs.

There are also popular schools in the area including Prendergast, St Dunstons, Gordonbrock and Stillness.

Call the Pedder Brockley sales team to arrange a viewing today.

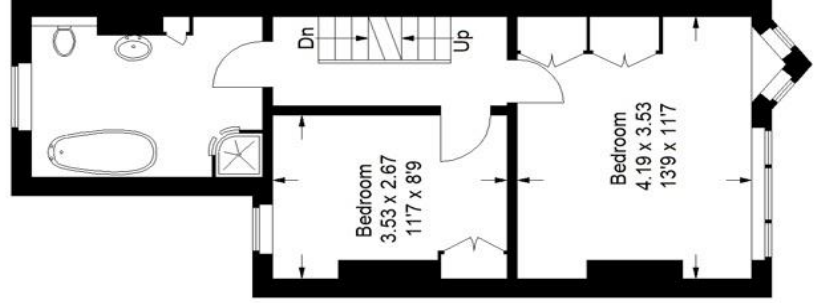
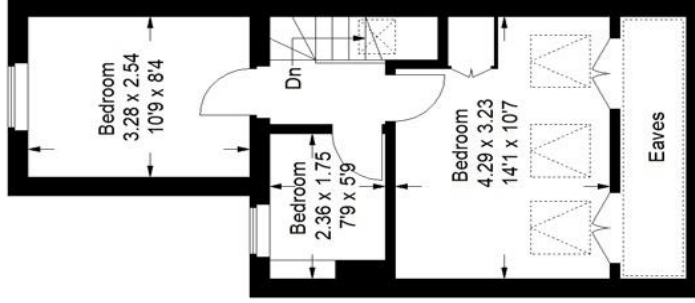
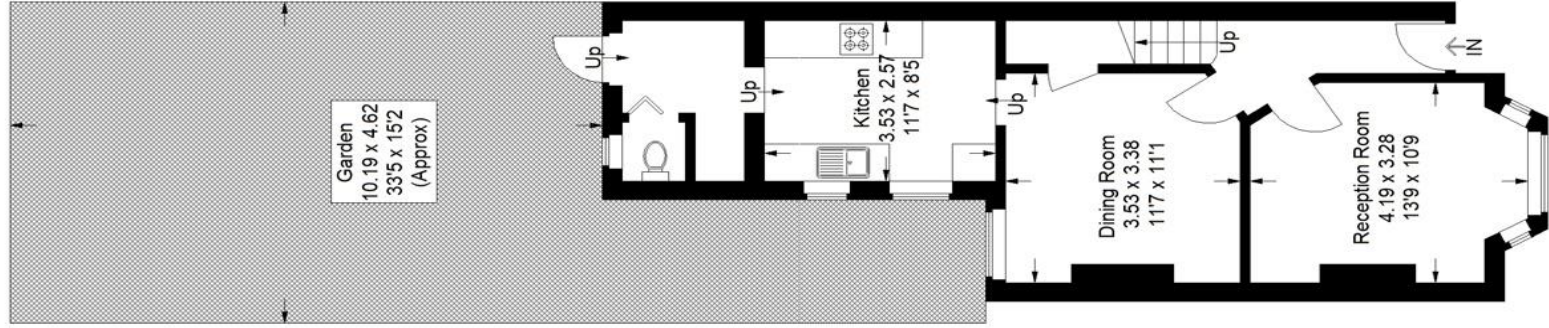
EPC: C | Council Tax Band: D



Floorplan

Rushford Road, SE4

Approximate Gross Internal Area
(Excluding Eaves)
118.6 sq m / 1277 sq ft



⋮ = Reduced headroom below 1.5 m / 5'0

Ground Floor

First Floor

Second Floor

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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.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | 69 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |