

Salehurst Road, SE4

OIEO £800,000

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Bryan & Keegan
ESTATE AGENTS

- Four bedrooms
- Large private rear garden
- Potential to extend (STPP)
- Sought after location
- Downstairs W/C
- EPC rating D





Bryan and Keegan are excited to welcome to the market this highly desirable family home located in the heart of Crofton Park.

This mid terraced property offers an ideal opportunity for many types of buyers, whether you are looking to get onto the property ladder or upsize for more bedrooms and outside space. The property benefits from a large through lounge, which leads onto a beautifully finished kitchen and a large private rear garden. On the first floor there are three good size bedrooms and a family bathroom with an additional bedroom in the loft.

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		86
(69-80) C		
(55-68) D	64	
(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.