

Merritt Road, London, SE4

OIEO: £725,000

Bryan & Keegan
ESTATE AGENTS

- Share of Freehold
- Five bedrooms
- Two bathrooms
- 38 ft private rear garden
- Period features throughout
- Loft conversion





Offers between £725,000-£750,000

Located on a sought after road in the heart of Crofton park, Brockley, is this desirable Mid terraced Victorian home, split over three levels and boasting five bedrooms in total.

Comprising of a separate living and dining room that leads onto a modern kitchen and large downstairs family bathroom. The property benefits from a total square footage of 1088 and boasts a 38 foot private rear garden. Upstairs you will find five well-proportioned bedrooms and a modern shower room, ideal for a growing family looking to upsize or to have options for guests or office space.

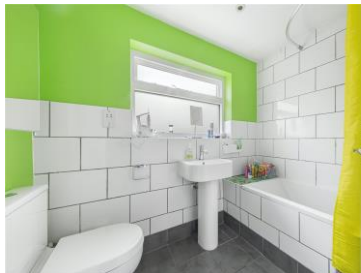
Merritt Road is located between Brockley Road and Brockley Grove, and well positioned for transport links with Crofton Park and Brockley Stations both within half a mile. Ladywell station is slightly further away but still within walking distance.

The property also is within easy reach of both Beecroft Garden and Gordonbrock primary schools.

A popular high street is right on your doorstep and benefits from a great selection of amenities including restaurants, coffee shops, supermarkets and pubs.

Other notable points of interest include Hillyfields Park, Ladywell Fields and the Rivoli Ballroom.

Council tax band: C



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	76
(55-68) D		
(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.