



Crofton Park Road, SE4 1AL

£865,000 Freehold

Overlooking playing fields at the back, this superb 5-bedroom period house is a lovely family home which – at nearly 1700 sqft – provides generous living accommodation.

The house is beautifully presented throughout with tasteful décor, period features, and quality fixtures and fittings. Downstairs, there's a generously-proportioned front room with a period fireplace flanked by in-built cupboards and shelving in both alcoves. Behind this is a fantastic kitchen-diner. The kitchen itself boasts integrated appliances and solid wood flooring. At the back is a handy utility room and a downstairs WC. With a decked area, lawn and borders, the rear garden is westerly facing. The house backs on to King's College sports grounds, providing privacy and green surroundings. Back inside on the first floor are 2 double bedrooms – both with fitted wardrobes – a single bedroom and a simple-yet-stylish family bathroom. The loft was converted recently, adding a stunning master bedroom with a Juliette balcony, another bedroom and a high spec shower room.

With its annual summer street party – and proximity to Stillness Primary School ('Outstanding') – Crofton Park Road is at the heart of a thriving local community. Getting into central London couldn't be easier: from Honor Oak Park take mainline services into London Bridge or the London Overground towards Canada Water and Shoreditch; head to Crofton Park for services into Blackfriars and St Pancras; while Ladywell takes you into Charing Cross.

Honor Oak Park and Brockley boast numerous venues to enjoy an evening out. If you're hungry, head to sourdough pizzeria Mama Dough or award-winning Indian restaurant Babur. For a post-work drink, enjoy a glass of wine at Grounds and Grapes (it's open during the day for coffee too), a cocktail at Brickfields or a pint at the Brockley Jack (a great local pub with a small theatre attached to it). And for a big night, the iconic Rivoli Ballroom is just 5 minutes' walk away. As for groceries, you'll find numerous supermarkets and convenience stores in Honor Oak Park and Crofton Park – and local butchers the Proud Sow just around the corner.

For a Sunday afternoon stroll, head up the road to Blythe Hill Fields for sweeping views of London's skyline – it also plays host to an annual Summer Festival – or down to Ladywell Fields, where you'll find the River Ravensbourne and the Waterlink Way.

Photos



Photos



Floor plan

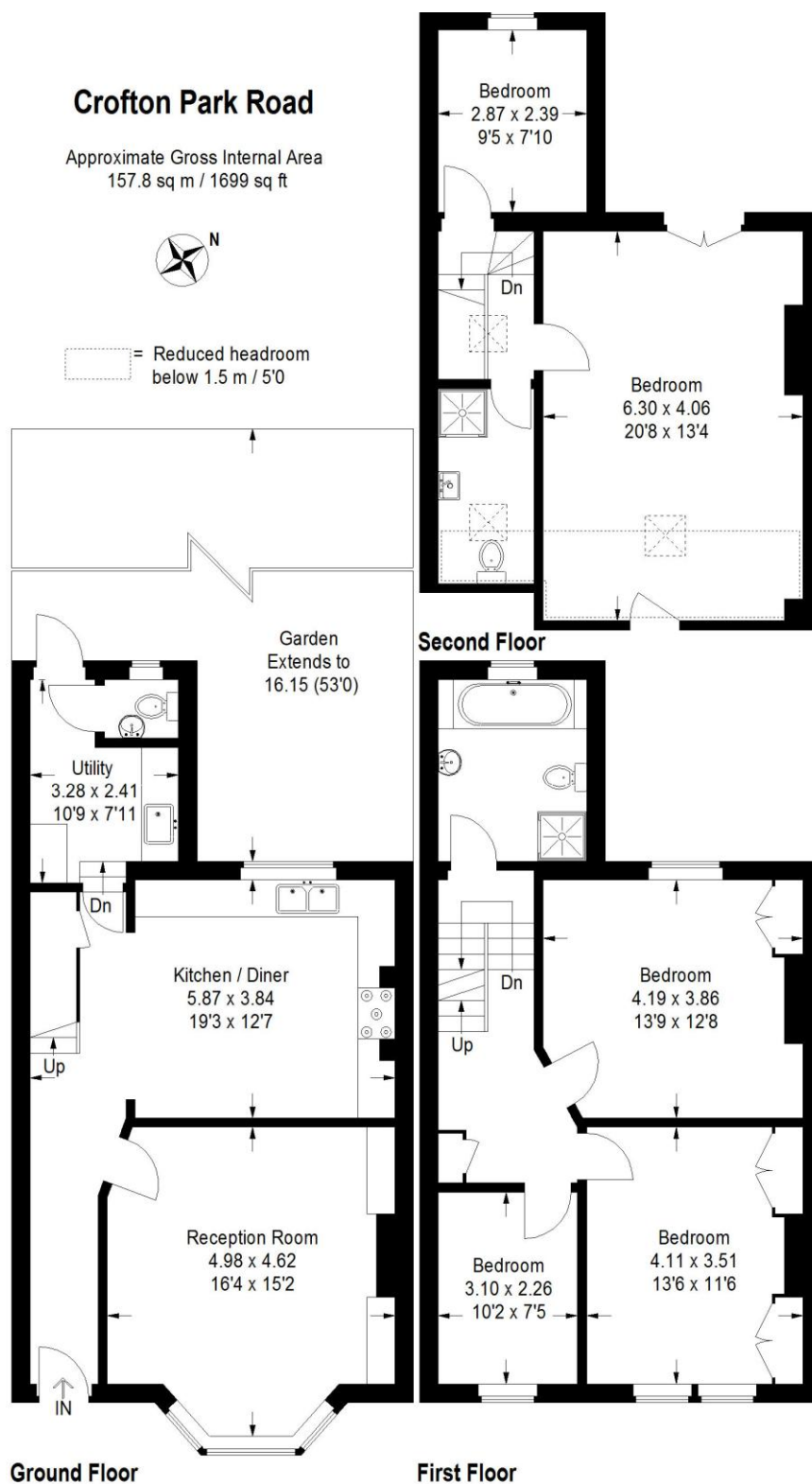
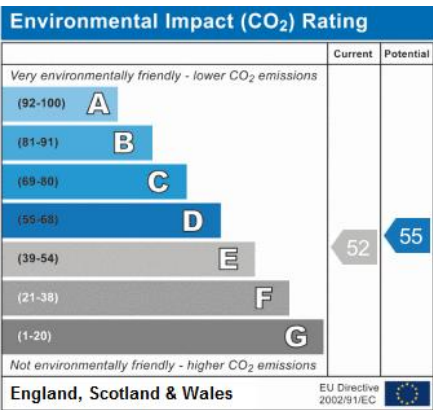
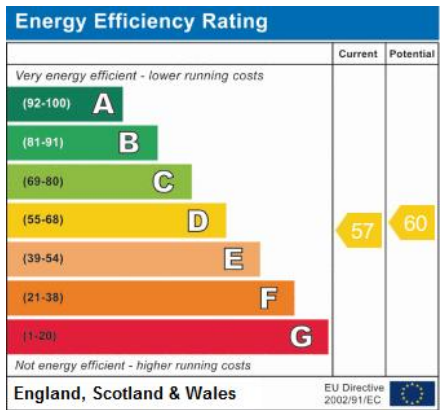


Illustration for identification purposes only,
measurements are approximate.
Drawn for Sebastian Roche

Additional Information

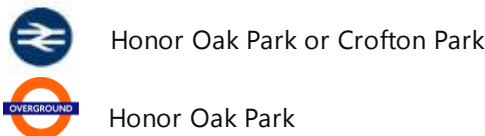


Energy Performance Certificate



Property Information

Tenure: Freehold
Council Tax: Band D



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Important information
These sales particulars have been prepared as a general guide. Their accuracy is not guaranteed and they do not form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings. Room sizes are not to be relied upon for carpets and furnishings. For fixtures and fittings please refer to the vendor's solicitor's fixtures and fittings form. Ref: 08718