

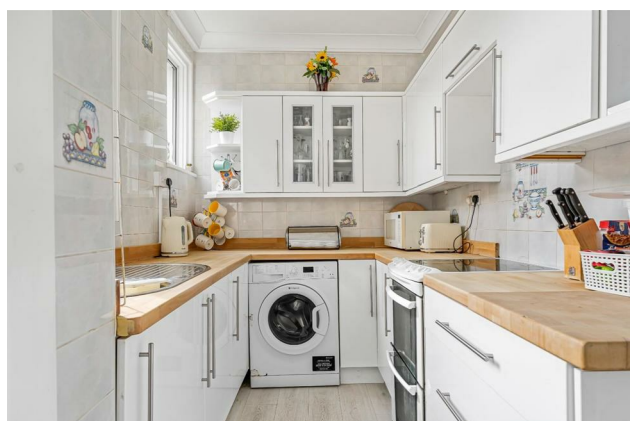
HUNTERS®

HERE TO GET *you* THERE

Chudleigh Road, London, SE4 1JW

Guide Price £800,000 to £900,000

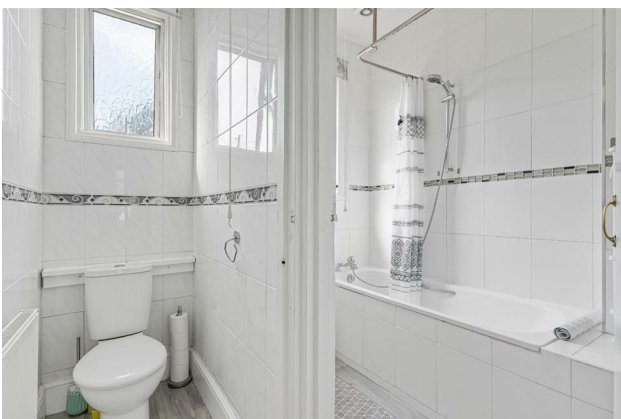
Property Images



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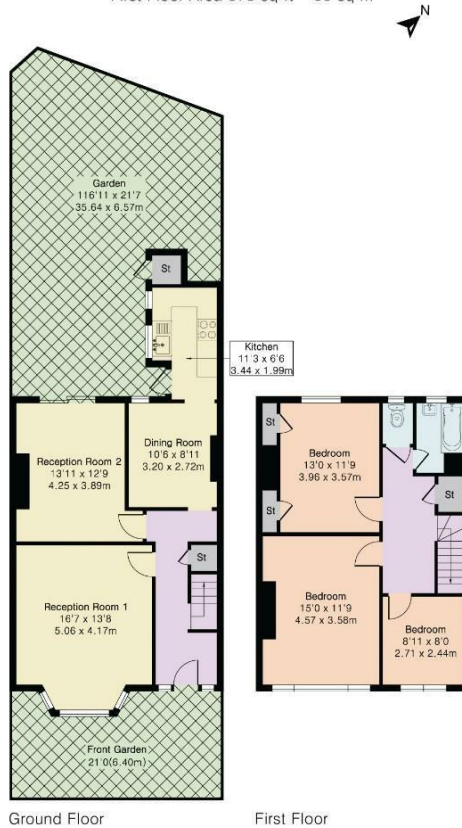
Property Images



Property Images



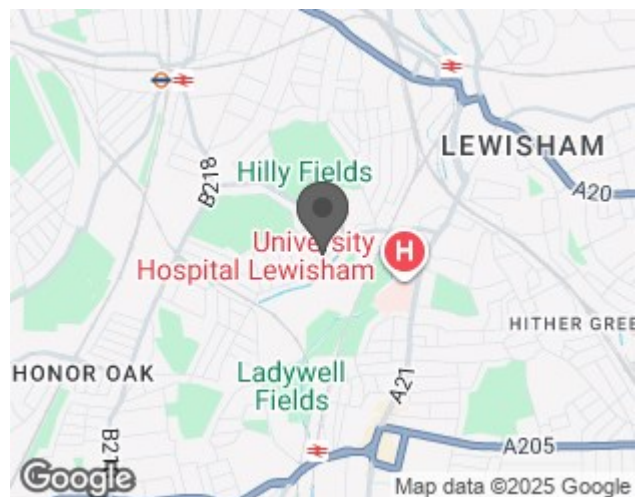
Approximate Gross Internal Area 1241 sq ft - 115 sq m
 Ground Floor Area 668 sq ft – 62 sq m
 First Floor Area 573 sq ft – 53 sq m



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Map



Details

Type: Not specified Beds: 3 Bathrooms: 1 Receptions: 2 Tenure: Freehold

Summary

Guide Price £800,000 to £850,000 - New to the market is this well-proportioned 3-bedroom home on this sought-after road in Brockley.

This period property offers approximately 1,240 sqft of living space and boasts plenty of character. Offering three double bedrooms, two reception rooms, a large semi-open plan kitchen and diner, a family bathroom, an undisturbed loft and a well-sized garden this is an ideal opportunity for someone looking for a beautiful family home.

Features

• Guide price £800,000 to £850,000 • Period Property • Potential to Extend STPP • Ideal Location • Well Sized Garden • Two Reception Rooms • Three Double Bedrooms • Open-Plan Kitchen/Dining Room • In Proximity of Shops, Restaurants and Amenities • In Proximity of Schools, Transport Links, Parks and Green Spaces

EPC D

COUNCIL TAX BAND D

FREEHOLD

POTENTIAL TO EXTEND STPP

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The property benefits from period features such as Fireplaces, high ceilings and double-glazed windows as well as offering more modern features in the extension such as floor-to-ceiling windows. The property is also extendable STPP.

The property also includes an array of original features such as multiple fireplaces, wooden flooring, high ceilings, bay windows and double glazing.

The property is situated approximately 0.2 miles from Ladywell Station, 0.7 miles from Crofton Park Station and with Brockley Station and Lewisham Station close by, there are excellent transport links to a number of locations such as London Bridge, London Victoria, Cannon Street, Canada Water and Whitechapel amongst others.

It is also in a fantastic location for local amenities with an array of local shops, including a bakery, post office, deli, butcher's, cafes, pubs, supermarkets and a wine bar. It is also just a short walk away from lovely green spaces and parks like Ladywell Fields and Hilly Fields and it is also close to popular schools in the area.

There are some comments directly from the vendor about how they have experienced living at the house: We have always loved the size of the property and beautiful garden. Close to Gordenbrook school where all 3 of. Mine went. A lovely cared for house which I will feel sorry to let go.

Verified Material Information

Council Tax band: D

Tenure: Freehold

Property type: House

Property construction: Standard undefined construction

Energy Performance rating: D

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Great, Vodafone - Great, Three - Good, EE - Good

Parking: On Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: No