



## Braxfield Road, SE4

£975,000

A tastefully modernised Victorian house positioned on the sought after 'Brockley Ladder'. There are three double bedrooms, a generous through lounge and an impressive extended kitchen/diner with bi-fold doors leading to a south facing rear garden.

Braxfield Road is a residential street conveniently located for the cafés, bars and amenities of Brockley Road. Brockley Overground train station offers easy access into the London and the City.

### Features

- Three Bedrooms
- Through Reception
- 'Brockley Ladder'
- Freehold
- South Facing Garden
- Residential Road



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The entrance hall leads into a double reception room with bay window and high ceilings. To the rear of the property is a large extended kitchen/diner with direct access to a private south facing garden, a handy cellar completes the ground floor.

On the first floor the principle bedroom is located to the front. There are two further double bedrooms served by a fully renovated family bathroom.



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Total area (approx.): 123.0 sq. m (1,323.8 sq. ft)  
(Including Basement)