



Marnock Road, SE4 | Offers In Excess Of £850,000

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In General

- Fantastic four double bedroom period house
- Two receptions rooms
- Separate kitchen
- 41 ft south facing private rear garden
- Potential to extend STPP
- Offers over 1660 sq ft
- Cellar
- Close to excellent transport links
- Local amenities nearby
- Family bathroom suite and separate w/c

In Detail

An fantastic four bedroom period house for sale on the popular Marnock Road, a residential road in the heart of Crofton Park.

This well presented property is set across three floors and offers 1660 sq ft.

The ground floor comprises two spacious reception rooms, of which the front is complete with a large bay window, a separate kitchen to the rear which also provides direct access to a 41 ft private south facing garden.

Upstairs, there are four large double bedrooms of which the master boasts a bay window and there is also a family bathroom suite and a separate w/c.

Further benefits include large windows offering an abundance of natural light throughout, a cellar, high ceilings, front garden, potential to extend STPP and so much more!

Located just 0.1 miles to Crofton Park station, and with Honor Oak, Brockley, Ladywell and Catford stations nearby, there are excellent transport links into London Bridge, Canada Water, Clapham, London Victoria, Whitechapel, Highbury & Islington and many other locations.

It is just a short walk from Hilly Fields Park, Blythe Hill and Ladywell Fields and other local amenities including a variety of restaurants, coffee shops, parks and gastro pubs.

There are also popular schools in the area including Prendergast, St Dunstons, Gordonbrock and Stillness.

Call the Pedder Brockley sales team to arrange a viewing today.

EPC: D | Council Tax Band: D

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Floorplan

Marnock Road, SE4

Approximate Gross Internal Area
155.0 sq m / 1668 sq ft



Lower Ground Floor

Ground Floor

First Floor

Second Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92 plus)		80
B (81-91)		
C (69-80)		
D (55-68)	59	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		