



Crofton Park Road, SE4 | £800,000

02077819888

brockley@pedderproperty.com

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In General

- Victorian house with period features
- 32ft secluded private rear garden
- Beautifully finished throughout
- Stunning integrated kitchen
- Double reception room complete with bay window and fireplaces
- Two generously sized double bedrooms
- Modern bathroom suite
- Potential to extend STPP
- Close to excellent transport links
- Great local amenities nearby including popular schools in the area

In Detail

An exceptional Victorian house with period features is available for sale on the prestigious Crofton Park Road, situated in the heart of Crofton Park.

Set on a tranquil residential road, this beautifully finished property spans two floors and offers over 970 sq ft.

The ground floor consists of a spacious double reception room at the front, featuring a large bay window and two fireplaces, including a functional wood burner. A stunning integrated kitchen at the rear provides direct access via bi-fold doors to a landscaped 32 ft secluded private garden, offering an excellent suntrap, ideal for entertaining guests.

On the first floor, there are two generously sized double bedrooms and a modern bathroom suite.

Additional benefits include the potential for extension subject to planning permission such as expansion into the loft, a common feature among other houses on Crofton Park Road. This offers the possibility of adding two extra double bedrooms and a bathroom, with the current owners having already completed the electrical work. The property boasts large windows allowing natural light throughout, numerous period features, hardwood flooring, high ceilings and a charming front garden.

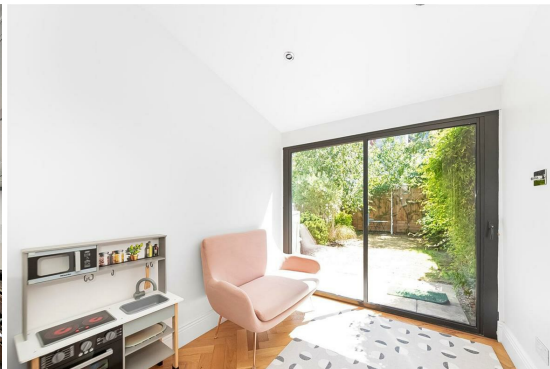
Situated just 0.4 miles from Crofton Park station, 0.5 miles from Honor Oak Park station, and in proximity to Ladywell and Catford stations, the property offers excellent transport links into London Bridge, Waterloo, Blackfriars, Canada Water, Clapham, London Victoria, Charing Cross, Whitechapel, Highbury & Islington, and many other destinations.

Blythe Hill Fields, with its stunning views and charming play park, is located at the end of the road. It is also within walking distance of Hilly Fields and Ladywell Fields parks as well as various local amenities, including restaurants, coffee shops, and gastro pubs.

The property is well-positioned for highly regarded schools in the area.

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

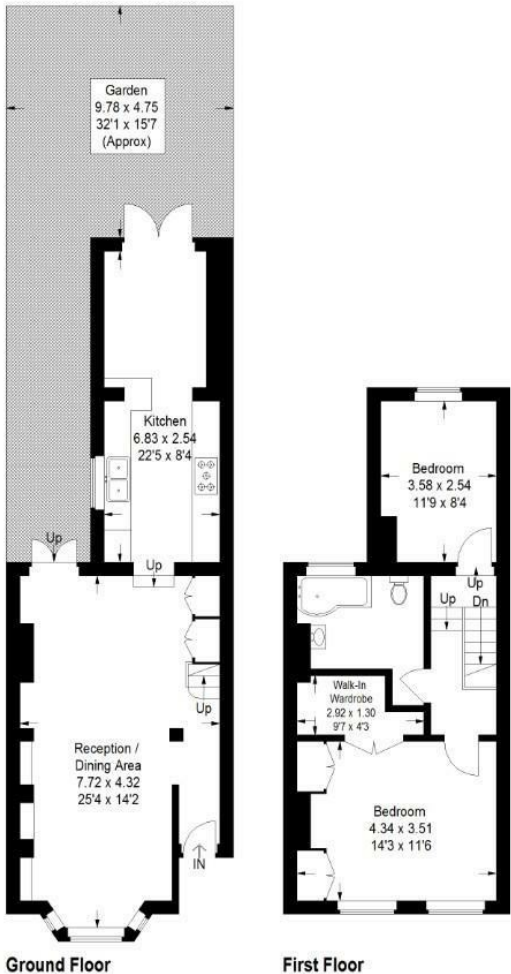
EPC: D | Council Tax Band: C



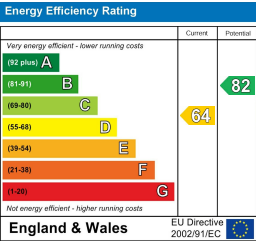
Floorplan

Crofton Park Road, SE4

Approximate Gross Internal Area
90.4 sq m / 973 sq ft



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