



Bexhill Road, SE4 | £800,000

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# In General

- Three double bedrooms
- 1,149 sq ft of internal living space
- 27ft reception/dining room
- Large private rear garden with decking and a fish pond
- Modern family bathroom
- Period features
- Ample storage throughout
- Incredible views
- Close to local amenities
- Great transport links

# In Detail

A beautifully presented three-double-bedroom family home on the highly sought-after Bexhill Road, boasting an impressive private rear garden and wonderful views.

Arranged over three thoughtfully designed floors and offering 1,149 sq ft of internal living space, this home strikes the perfect balance between style and practicality. On the ground floor, a generous open-plan reception and dining area is flooded with natural light thanks to a charming bay window — ideal for relaxed evenings and entertaining alike. To the rear, the well-appointed kitchen features a Neff gas hob, electric oven, Bosch washing machine and dishwasher, and opens directly onto a stunning private garden complete with decking and a tranquil fish pond.

The first floor accommodates two spacious double bedrooms, both benefiting from fitted wardrobes, along with a modern family bathroom. Occupying the entire top floor, the impressive principal bedroom creates a peaceful retreat, enhanced by two Velux windows and a dormer window that fill the space with character and light.

Further benefits include double glazing, gas central heating, charming period features, excellent storage throughout, and an abundance of natural light. All of this is complemented by far-reaching views from multiple aspects.

Ideally located just moments from Blythe Hill Fields, the property is also within easy reach of Honor Oak Park, Crofton Park, Catford and Catford Bridge stations. These provide excellent connections into central London, including London Bridge, Victoria, St Pancras, Cannon Street, Canada Water and Whitechapel. A wide variety of local amenities are nearby, including popular restaurants, gastro pubs, coffee shops and beautiful green open spaces.

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


EPC: C | Council Tax Band: D

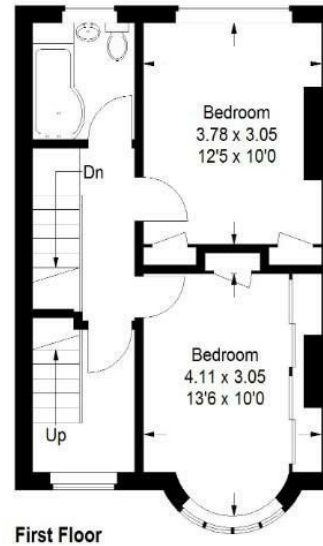
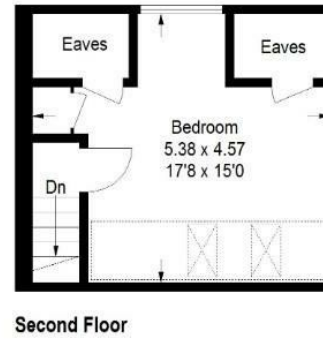
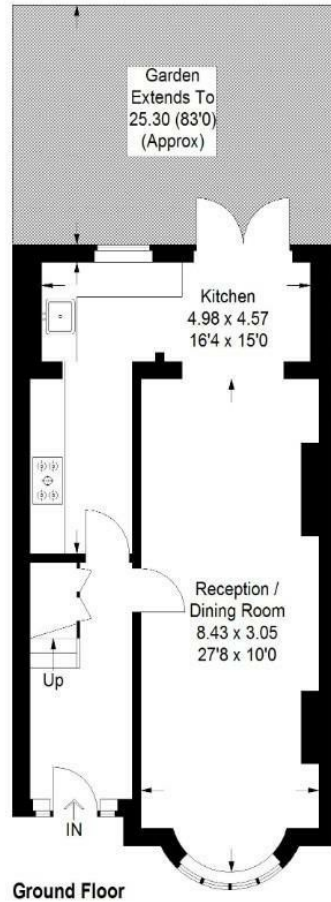


# Floorplan

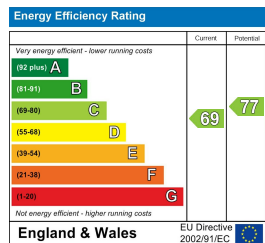
**Bexhill Road, SE4**  
 Approximate Gross Internal Area  
 (Excluding Eaves)  
 106.8 sq m / 1149 sq ft



 = Reduced headroom below 1.5 m / 5'0"



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 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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