



Sandrock Road, SE13 | £650,000

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# In General

- Chain free
- Share of freehold
- Four double bedrooms
- Quiet residential road
- An abundance of natural light
- Excellent storage throughout
- Close to local amenities
- Great transport links
- Period features
- Modern kitchen and bathroom

# In Detail

A charming four double-bedroom split-level period conversion on Sandrock Road. Offered chain-free and with a share of the freehold.

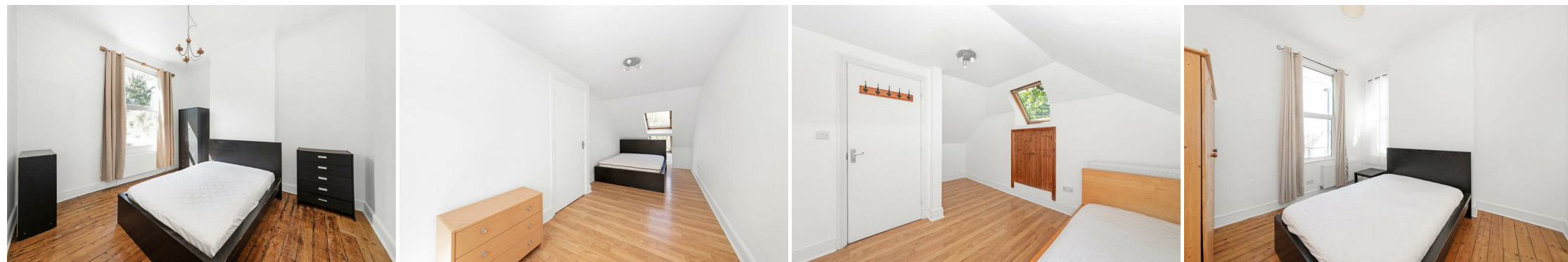
Arranged over two floors and spanning approximately 1,196 sq ft, this impressive home offers a wonderfully spacious and versatile layout. The property comprises four double bedrooms, a bright and airy reception room — ideal for relaxing or entertaining — a separate fully fitted kitchen, and a modern bathroom suite.

Further benefits include beautiful period features such as bay windows and fireplaces, excellent storage throughout, and an abundance of natural light.

The location is highly convenient, with multiple train stations nearby including St Johns, Brockley, Lewisham, Ladywell, Elverson Road, and New Cross. These provide excellent links into central London, including London Bridge, Cannon Street, Charing Cross, Waterloo East, Victoria, Canada Water, and Canary Wharf. The property is also perfectly placed for a wide range of local amenities, including schools, parks, restaurants, supermarkets, independent coffee shops, cafés, gastropubs, Hilly Fields, and the ever-popular Brockley Market.

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

EPC: E | Council Tax Band: C | Share of Freehold: Underlying lease 90 years | SC: Ad hoc | GR: £0 | BI: TBC



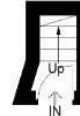
# Floorplan

Sandrock Road, SE13

Approximate Gross Internal Area  
111.1 sq m / 1196 sq ft



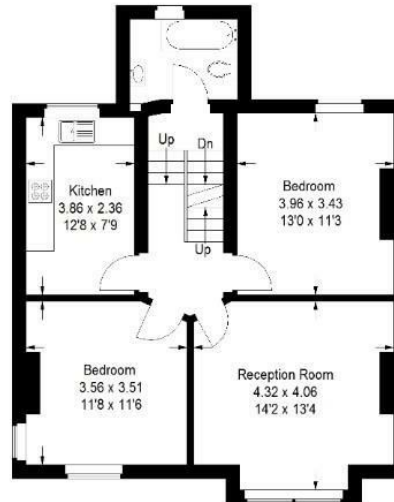
= Reduced headroom below 1.5 m / 5'0"



Ground Floor



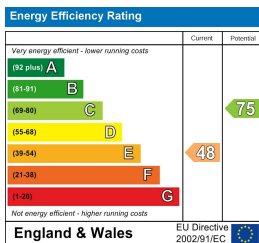
Second Floor



First 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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