



Drakefell Road, SE4 | Guide Price £825,000

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In General

- Mid terrace house
- Three bedrooms
- Beautifully maintained
- South facing garden
- Chain free
- Close to Brockley train station
- Close to Haberdashers' Hatcham College
- Plenty of natural light
- Close to local trendy restaurants and cafes

In Detail

**** Guide Price £825,000 - £850,000 ****

Located on a peaceful, sought after residential street, this charming three bedroom mid-terraced family home is arranged over two floors and just a short walk from Brockley and Nunhead stations. Offering approximately 930 sq ft of well-proportioned living space, the home is filled with natural light throughout and provides a flexible layout for modern family living. With excellent transport links, vibrant local amenities, and expansive green spaces nearby, it presents an exciting opportunity for families and investors alike.

On the ground floor, there is a bright double reception room with hardwood flooring and a separate modern kitchen with ample storage, opening directly onto a private south-facing garden. Upstairs, there are three generous bedrooms and a sleek, well-appointed family bathroom. Offered chain free, the property also offers excellent potential for a rear or loft extension (STPP), making it a superb long term investment.

Location is a key advantage, with Brockley Overground just 0.2 miles away and Nunhead Station 0.7 miles, providing easy access to London Bridge, Highbury & Islington, and beyond. The property is also close to Telegraph Hill, popular schools, and a wide range of local amenities including cafés, restaurants, and gastro pubs, making it an ideal family home.

Viewings are highly recommended – call the Pedder Peckham sales team to arrange a viewing today.

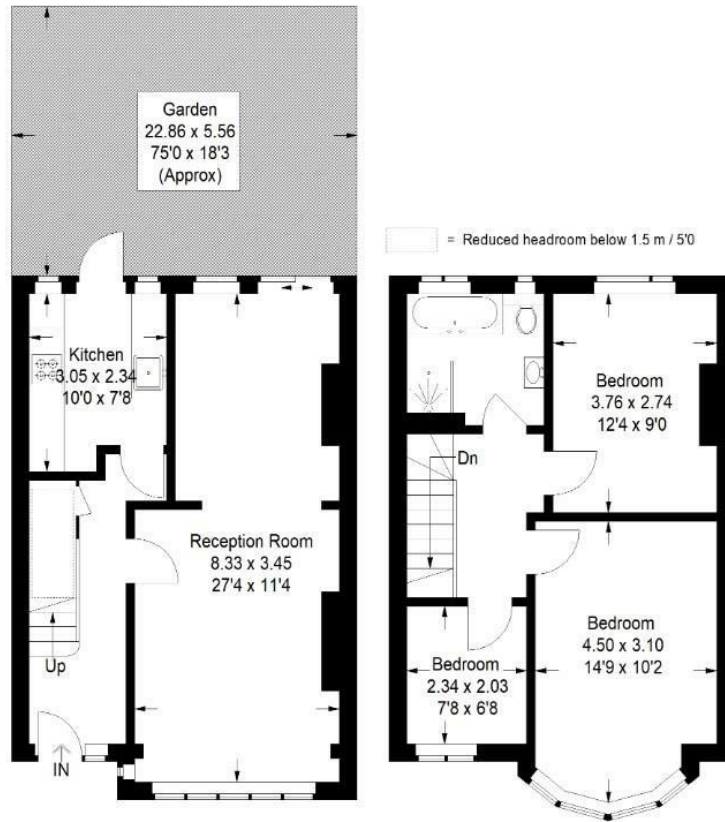
EPC: C | Council Tax Band: D



Floorplan

Drakefell Road, SE4

Approximate Gross Internal Area
86.4 sq m / 930 sq ft



Ground 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.

| Energy Efficiency Rating | | | | | | | | | | | | |
|--|---|--------------------|------------------|-----------------|-----------------|-----------------|-----------------|----------------|---|---|----|----|
| Current | Potential | | | | | | | | | | | |
| <table border="1"> <tr><td>Very energy efficient - lower running costs</td></tr> <tr><td>102 plus) A</td></tr> <tr><td>81-101) B</td></tr> <tr><td>69-80) C</td></tr> <tr><td>55-68) D</td></tr> <tr><td>39-54) E</td></tr> <tr><td>21-38) F</td></tr> <tr><td>1-20) G</td></tr> <tr><td>Not energy efficient - higher running costs</td></tr> </table> | Very energy efficient - lower running costs | 102 plus) A | 81-101) B | 69-80) C | 55-68) D | 39-54) E | 21-38) F | 1-20) G | Not energy efficient - higher running costs | <table border="1"> <tr><td>89</td></tr> <tr><td>70</td></tr> </table> | 89 | 70 |
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| England & Wales | EU Directive 2002/91/EC | | | | | | | | | | | |

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