



Rushford Road, SE4 | Offers In Excess Of £825,000

02077819888

brockley@pedderproperty.com

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In General

- Five bedroom family home
- Double reception room
- Two bathrooms
- Private south-west facing garden
- Attractive period features
- Shed
- Bike storage
- Plenty of storage space
- Close to local amenities
- Excellent transport links

In Detail

A wonderful five-bedroom family home situated on the quiet residential Rushford Road in the heart of Crofton Park. Boasting a well-maintained south-west-facing garden, this attractive property offers generous accommodation arranged across three floors.

Extending to 1,292 sq ft, the well-balanced living space is ideally suited to modern family life. The ground floor centres around an elegant double reception room, where two spacious living areas flow seamlessly together. Enhanced by a striking bay window, feature fireplace and an abundance of natural light, this inviting space is perfect for relaxing and entertaining. To the rear, a separate fitted kitchen and bathroom suite provide direct access to the private garden, which extends to approximately 35 ft and offers an excellent setting for outdoor dining, entertaining and family enjoyment.

The first floor comprises three well-proportioned bedrooms, while the top floor provides two further bedrooms and a family bathroom.

Further benefits include garden shed storage, attractive period features, gas central heating, free on-street parking and a bright, airy feel throughout.

Ideally located, the property is just 0.5 miles from Crofton Park station and 0.8 miles from Ladywell station, with Honor Oak Park, Brockley and Catford stations also nearby. Together, they provide excellent transport links to London Bridge, Blackfriars, Charing Cross, Canada Water, Clapham Junction, Victoria, Whitechapel, Highbury & Islington and beyond.

The green open spaces of Hilly Fields, Blythe Hill Fields and Ladywell Fields are all within walking distance, alongside a vibrant selection of cafés, restaurants, gastropubs and independent shops.

The area is also well served by several highly regarded schools, including Prendergast, St Dunstan's, Gordonbrock and Stillness.

Early viewing is highly recommended. Please contact the Pedder Brockley sales team to arrange an appointment.

EPC: C | Council Tax Band: D



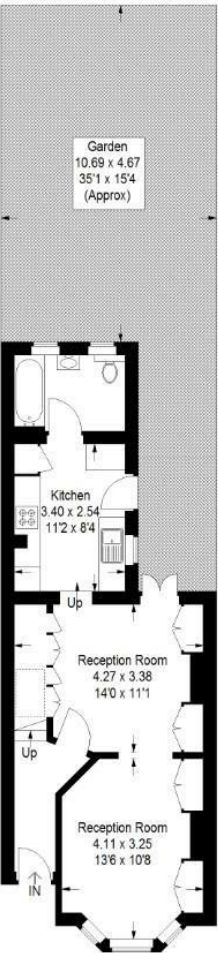
Floorplan

Rushford Road, SE4

Approximate Gross Internal Area
120.0 sq m / 1292 sq ft



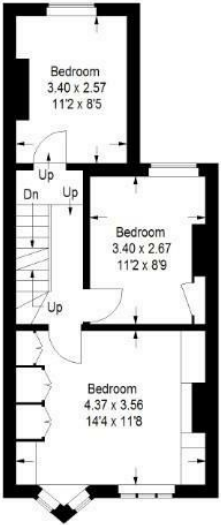
□ = Reduced headroom below 1.5 m / 5'0"



Ground Floor

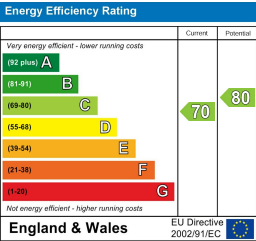


Second Floor



First Floor

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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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