



Bexhill Road, SE4 | £850,000

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In General

- Three double bedrooms
- Two bathrooms
- Private rear garden
- Utility room
- Charming period features
- Double glazed windows
- Understairs storage
- Juliet balcony
- Close to local amenities
- Excellent transport links

In Detail

An extended and impressive three-double-bedroom family home situated on the highly sought-after Bexhill Road, boasting a beautifully maintained private rear garden.

Arranged over three floors and extending to approximately 1,205 sq ft of internal living space, this exceptional property offers a wonderful blend of character, space and practicality for modern family living.

The ground floor features a bright and spacious reception room to the front of the property, enhanced by an elegant bay window and a charming feature fireplace. To the rear is a well-appointed fitted kitchen and dining area, complemented by a useful utility room that opens onto a beautifully maintained, private rear garden, providing the perfect setting for outdoor dining, entertaining and relaxation.

The first floor comprises two generous double bedrooms and a contemporary family bathroom. Occupying the entire top floor, the principal bedroom suite provides a peaceful retreat, complete with a stylish en-suite shower room and a Juliet balcony overlooking the surrounding area.

Further benefits include an abundance of natural light throughout, attractive period features, gas central heating, double-glazed windows, downstairs storage and much more.

Ideally located just moments from Blythe Hill Fields, the property is also just 0.4 miles from Crofton Park station and 0.7 miles from Honor Oak Park station, while Catford and Catford Bridge stations are also close by. These provide excellent connections into central London, including London Bridge, Victoria, St Pancras, Cannon Street, Canada Water and Whitechapel. A wide range of local amenities is nearby, including popular schools, restaurants, gastro pubs, coffee shops and beautiful green open spaces.

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

EPC: D | Council Tax Band: D



Floorplan

Bexhill Road, SE4

Total* = 112.0 sq. m / 1205.0 sq. ft
 Second Floor = 28.0 sq. m / 301.3 sq. ft
 First Floor = 40.4 sq. m / 434.9 sq. ft
 Ground Floor = 43.6 sq. m / 468.8 sq. ft
 ☐ = Reduced head room below 1.5m



*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			83
(61-91) B			
(49-60) C			
(35-48) D		66	
(29-34) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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