

Otford Crescent, SE4

Guide price: £725,000

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Bryan & Keegan
ESTATE AGENTS

- Chain free
- 1930's semi-detached
- Side access
- Driveway
- Detached 300 sq.ft double garage
- Potential to extend (STPP)





New to the SE4 market is this highly sought-after 1930s semi-detached family home, ideally positioned on a quiet and secluded street on the cusp of both Honor Oak Park and Crofton Park.

The accommodation offers a true blank-canvas feel, with a highly practical layout that provides the perfect opportunity for a buyer to add their own stamp. The property benefits from a driveway to the front, along with useful side access. The ground floor comprises two reception rooms and a kitchen, with a shower/utility room to the side. The kitchen opens onto one of the largest gardens in Brockley, featuring a large shed and an impressive double garage to the rear measuring approximately 300 sq ft, offering excellent potential to be converted into a home office or studio.

The first floor consists of three well-proportioned bedrooms and a family bathroom. There is significant scope to extend the property (STPP).

Honor Oak Park and Crofton Park stations provide excellent transport links into London. Honor Oak Park offers superb connections to London Victoria via Peckham Rye and London Bridge, as well as access to the highly regarded London Overground line with four trains per hour to Dalston Junction and Highbury & Islington via Shoreditch High Street. Crofton Park station also provides direct links into the City. Stillness and Dalmain Primary Schools are located on neighbouring streets and currently hold "Outstanding" and "Good" Ofsted ratings respectively.



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Approximate Gross Internal Area = 104.6 sq m / 1126 sq ft
Garage Area = 27.7 sq m / 299 sq ft
Total Area = 132.3 sq m / 1425 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Important Notice

- These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract.
- Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances.
- All measurements are intended to be approximate only.
- All photographs show parts of the property as they were at the time when taken.
- Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained.
- Floorplan. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.