

Whitbread Road, SE4

****Guide price of £600,000- £625,000****

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- Chain free
- Three double bedrooms
- Large reception
- Garden measures in excess of 75 ft (over 22.9 m)
- Close to local amenities
- Great transport links nearby





Welcomed to the SE4 market is this spacious three double bedroom home ideally located on Whitbread Road, within easy reach of a fantastic selection of independent shops and excellent transport links as well the beautiful open green spaces of Hilly Fields just around the corner.

Upon entering the property, you are welcomed by a generous living room which leads through to a fitted kitchen offering ample workspace and storage. The living room also provides direct access to a large private garden, enjoying plenty of sunlight throughout the day perfect for relaxing or entertaining. Upstairs, the property comprises three well-proportioned double bedrooms, a modern family bathroom and separate WC for added convenience.

The home is situated approximately 0.3 miles from Crofton Park Station and just 0.5 miles from Brockley Station, served by the Windrush Line, London Overground, and Thameslink services. These connections provide excellent access to London Bridge, Waterloo, Charing Cross, Cannon Street, and many other key destinations across London.

The property is also superbly positioned for a wide range of local amenities including parks, restaurants, supermarkets, coffee shops, cafés, and popular gastro pubs.



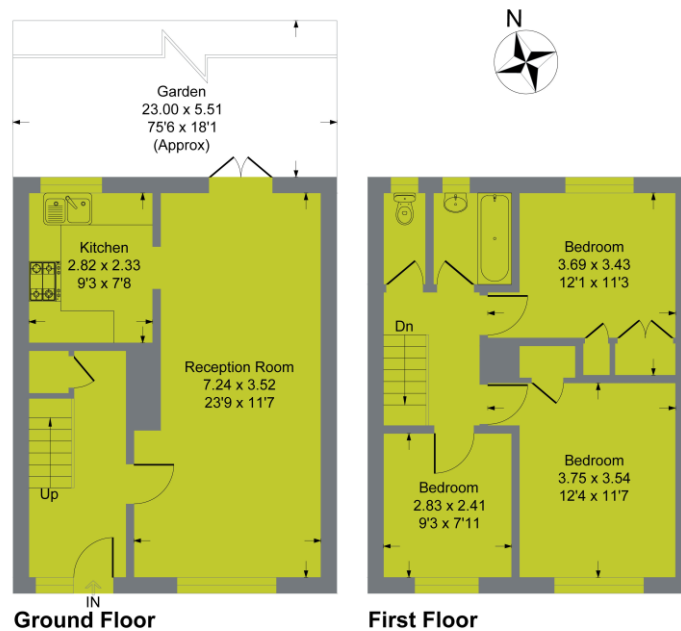
Lewisham, 190 Hither Green Lane,
Lewisham, London, SE13 6QB

Tel: 020 8852 2388

hg@bryanandkeegan.co.uk

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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Produced By Planpix

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	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.