

Croftongate Way, SE4

www.bryanandkeegan.co.uk

Asking price £595,0000

Bryan & Keegan
ESTATE AGENTS

- Chain Free
- Three Bedrooms
- Large Reception and adjoining dining Room
- Family bathroom and ensuite
- Downstairs WC
- Garage
- South Facing Garden





A lovely three bedroom family home set within a quiet residential cul-de-sac in Crofton Park, offering bright and well proportioned rooms, a private south facing garden, a garage and residents only parking. The property is offered to the market with no onward chain, making it an ideal option for buyers looking for a smooth and straightforward move.

Inside, the home provides a comfortable and practical layout. There are three bedrooms, including two generous doubles and a single that works well as a child's room, home office or guest space. The family bathroom sits on the first floor, while the main bedroom benefits from its own en suite shower room. On the ground floor, the spacious lounge and dining area offers plenty of room for everyday living and entertaining, with good natural light throughout. The fitted kitchen is well arranged, and the convenience of a downstairs WC adds to the overall functionality of the home.

The south facing garden is a real highlight, offering a sunny and private outdoor space that's easy to enjoy throughout the year.

The location is a key attraction. The home is ideally placed for local amenities and sits within easy reach of excellent transport links, popular schools and popular green spaces. Blythe Hill Fields, Hilly Fields and Ladywell Fields are all close by, offering wide open spaces, play areas and walking routes that are perfect for families and those who enjoy time outdoors.



Brockley, 360 Brockley Road, Brockley,
London, SE4 2BY

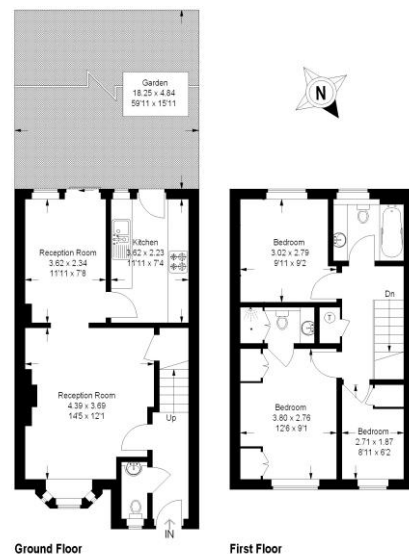
Tel: 020 8691 1155

info@bryanandkeegan.co.uk

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Approximate Gross Internal Area
Ground Floor = 42.2 sq m / 454 sq ft
First Floor = 38.7 sq m / 417 sq ft
Total = 80.9 sq m / 871 sq ft



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. (ID282995)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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.