

Holdenby Road, SE4

Asking price: £975,000

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Bryan & Keegan
ESTATE AGENTS

- Four double bedrooms
- Offering over 1370 sq.ft
- Off-street parking
- Newly renovated
- Period features
- Stunning loft conversion





A fantastic opportunity to acquire this stunning family home, ideally positioned on a sought-after residential road in Crofton Park. Arranged over three floors and offering in excess of 1,400 sq. ft of beautifully presented living space, this impressive end-of-terrace property combines character, space, and modern family living.

The property immediately stands out from the street. As the only home on the road benefitting from off-street parking alongside valuable side access, it offers both practicality and rarity within the area.

Upon entry, you are welcomed by a spacious and well-presented hallway leading into a superb double reception room. The elegant front reception features high ceilings, a large bay window flooding the space with natural light, and an abundance of original features including a charming fireplace and original floorboards. The second reception room provides an ideal dining or family space, complete with patio doors offering direct access to the garden and potential to extend to the side (STPP). The newly renovated kitchen has been thoughtfully designed with entertaining and family life in mind. Filled with natural light, the space showcases stylish gold accents, beautiful herringbone flooring, and ample room for dining. The kitchen flows seamlessly out to a well-maintained garden, perfect for summer entertaining, with secure side access and additional storage ideal for bikes and garden equipment.

The first floor comprises two generous double bedrooms, including a larger-than-average main bedroom flooded with natural light, alongside a spacious family bathroom. The impressive loft conversion provides two further double bedrooms. The main loft bedroom benefits from a stunning en-suite shower room, and useful hidden storage within the eaves. This exceptional home has been renovated throughout and offers an ideal blend of period charm and contemporary living. With off-street parking and a high-quality loft conversion, this is a rare opportunity not to be missed.

Holdenby Road is just a short walk from Crofton Park High Street, offering a fantastic selection of local amenities including independent coffee shops, cafés, restaurants, and supermarkets. The neighbourhood is very popular with young families due in part to the number of highly rated primary schools in the area, including Beecroft (Ofsted outstanding). Excellent transport links are available via Honor Oak Park and Crofton Park stations, providing convenient access into Central London. The area also benefits from an abundance of green spaces nearby, including Hilly Fields and Blythe Hill Fields.

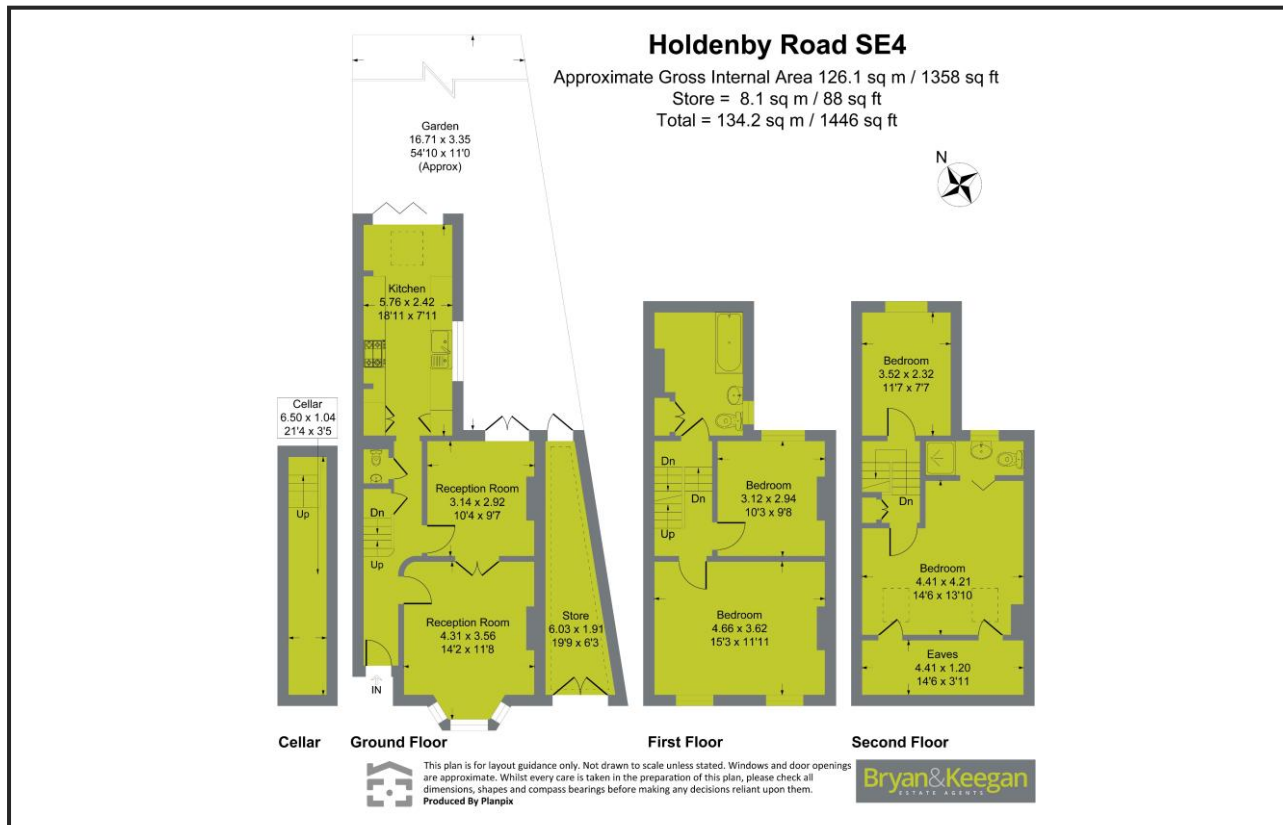


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Important Notice

- 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.