


**Hazeldon Road, SE4 | Guide Price £450,000**

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# In General

- Private rear garden
- Ground floor maisonette
- Private entrance
- Close to local amenities
- Attractive period features
- Bright and spacious reception room
- Separate fitted kitchen/dining room
- An abundance of natural light
- Excellent transport links
- 0.1 miles from Crofton Park Station

# In Detail

** Guide Price £450,000 - £475,000 ** A beautifully presented period maisonette, ideally positioned on the ever-popular Hazeldon Road, a quiet residential street just moments from Crofton Park Station, with the added benefit of a delightful private rear garden.

Occupying the ground floor, the property offers bright and well-proportioned accommodation throughout. To the front is a spacious reception room, flooded with natural light from large windows and centred around an attractive feature fireplace. The generous double bedroom also retains a charming feature fireplace, while the separate fitted kitchen/dining room provides an excellent space for both everyday living and entertaining. A stylish contemporary bathroom completes the internal accommodation. To the rear, the private garden offers a peaceful outdoor retreat, perfect for relaxing, al fresco dining or entertaining guests.

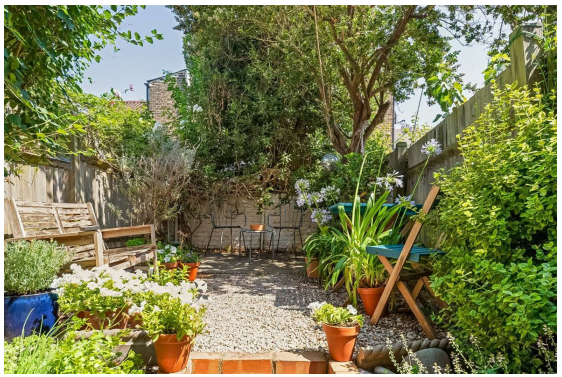
Further benefits include a wealth of attractive period features, a private front entrance, an abundance of natural light throughout, and excellent potential to extend, subject to the necessary planning permissions (STPP).

The property is superbly located approximately 0.1 miles from Crofton Park Station, 0.5 miles from Honor Oak Park Station and 0.9 miles from Brockley Station, offering excellent transport links to London Bridge, Blackfriars and numerous other Central London destinations. Residents are also well served by a vibrant selection of independent cafés, restaurants, gastropubs and local shops, together with green open spaces and highly regarded schools, making this a fantastic place to call home.

Viewings are highly recommended. Contact the Pedder Brockley sales team today to arrange yours.

EPC: D | Council Tax Band: C | Lease: 146 years remaining | SC: £0 | GR: £0 | BI: £356.64 pa



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# Floorplan

## Hazeldon Road, SE4

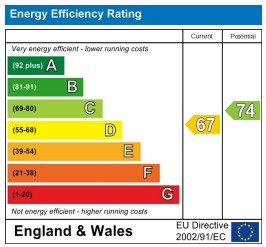
Approximate Gross Internal Area
60.6 sq m / 652 sq ft

= Reduced headroom below 1.5 m / 5'0




**Ground Floor**

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.




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