



## Salehurst Road, SE4 1AW

£750,000 Freehold

Boasting a recently-converted loft, this beautiful, 4-bedroom period house has an extended kitchen, 2 bathrooms and a west-facing rear garden.

The property has a warm and homely feel and is tastefully decorated throughout. On the ground floor are 2 reception rooms, both with feature fireplaces. At the rear is a smart, fitted kitchen through to a dining area with bi-folding doors that open seamlessly out to the garden. The garden is westerly-facing with a lawn, mature borders and a patio area. Back inside, on the first floor, is a bedroom at the front that spans the full width of the house. There's another double bedroom on this floor along with a spacious, 4-piece bathroom. The fantastic loft conversion was only recently finished creating 2 further bedrooms and a stylish shower room.

Salehurst Rd is a popular and friendly residential street with a strong sense of community. You have a choice of stations meaning getting into all parts of London couldn't be easier: Crofton Park for services into Blackfriars and St Pancras; Honor Oak Park for mainline services into London Bridge as well as London Overground services towards Shoreditch and Highbury and Islington; and Ladywell for services into Charing Cross.

As for amenities, there's small parade of shops along Ewhurst Rd including the Proud Sow, a popular family-run butcher's. In Honor Oak Park and Brockley there are any number of places to dine out of an evening. Places of note include Mama Dough (a trendy sourdough pizzeria), Babur (an award-winning Indian restaurant) and the Orchard (a friendly restaurant with a wine bar). For a post work drink, the Brockley Jack is a great local pub and one with a surprise - a small theatre attached to it.

Primary schools nearby include Gordonbrock, Beecroft and Stillness all of which are 'Outstanding'. For a Sunday afternoon stroll, Blythe Hill Fields is just up the road from where you can admire sweeping views of the skyline of London.

Photos



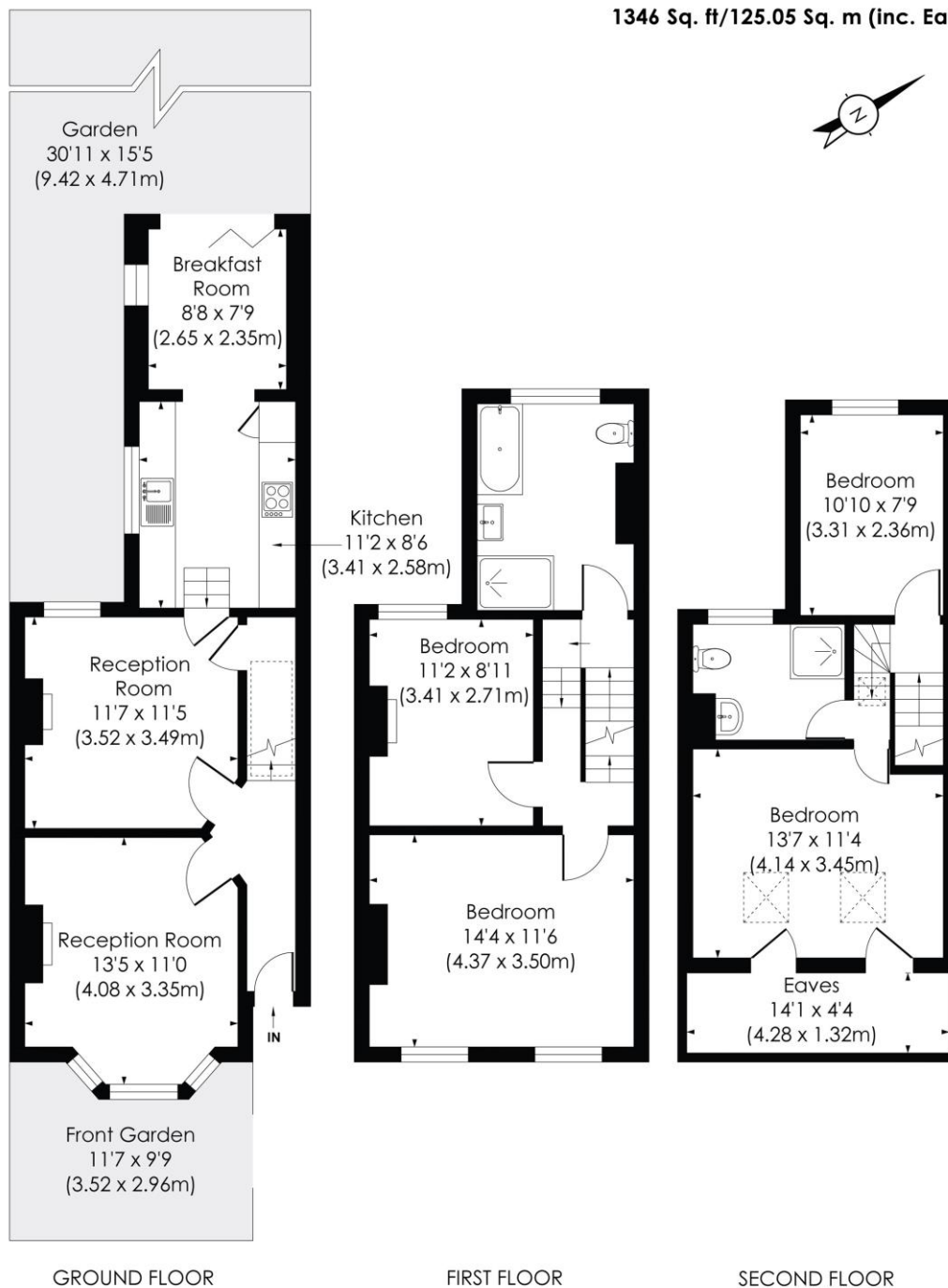
Photos



Floor plan

**SALEHURST ROAD, SE4**

Approx. Gross Internal Floor Area  
**1346 Sq. ft/125.05 Sq. m (inc. Eaves)**

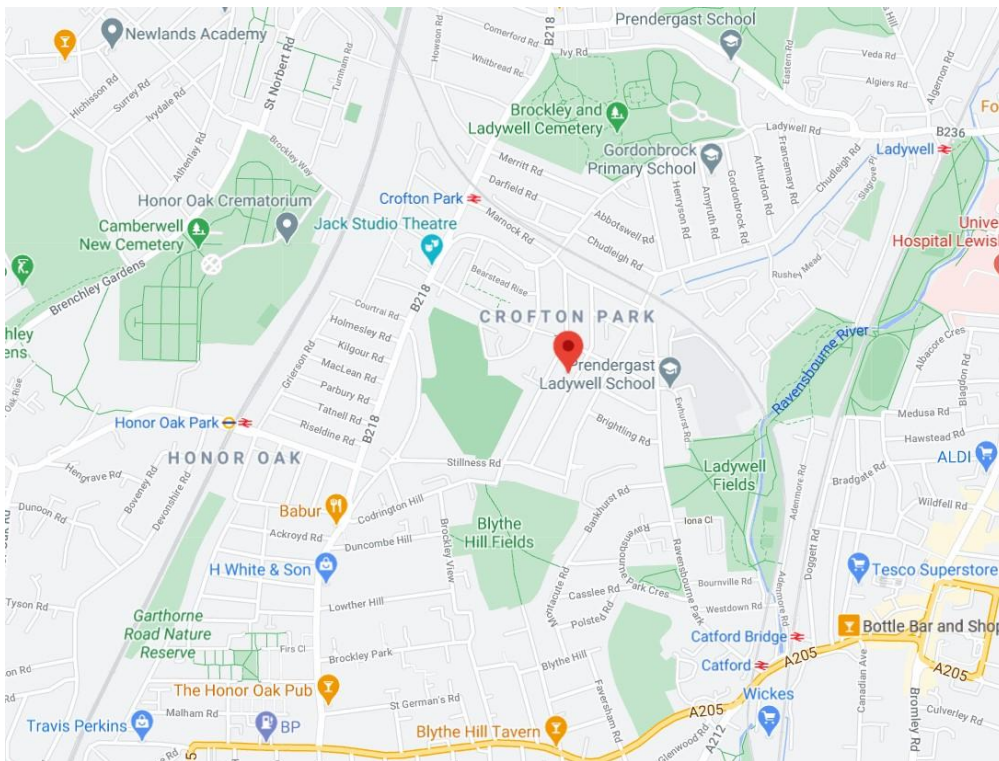


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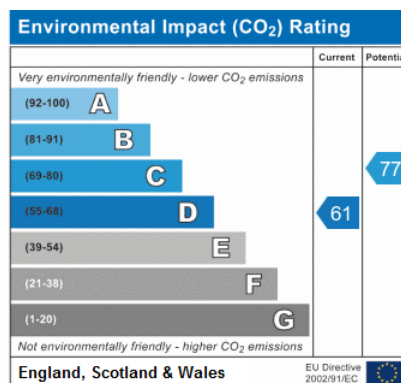
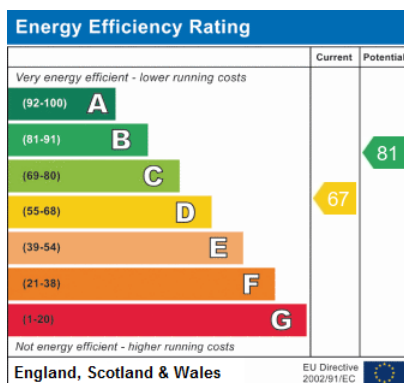


This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

## Additional Information



## Energy Performance Certificate



## Property Information

Tenure: Freehold  
Council Tax: Band D



Crofton Park or Honor Oak Park



Honor Oak Park

Forest Hill Sales

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### Important information

These sales particulars have been prepared as a general guide. Their accuracy is not guaranteed and they do not form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings. Room sizes are not to be relied upon for carpets and furnishings. For fixtures and fittings please refer to the vendor's solicitor's fixtures and fittings form. Ref: 18420