

Chudleigh Road | Brockley | SE4 1JX

Price: Offers in the region of £800,000

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Bryan & Keegan
ESTATE AGENTS

- Chain free
- Scope for further extension
- 5 Bedrooms
- Large rear garden
- Garage





In need of more space? Then look no further! This semi-detached family home measure in excess of 1800 square feet and offers flexible living accommodation over two floors.

The property also offers great scope to extend (Subject to planning) and add value.

Key features include five bedrooms, two large reception rooms, garage, a kitchen diner, gas

central heating, off street parking and a rear garden measuring approximately 70ft.

Close by you will find good transport links into central London via Crofton Park or Ladywell Stations. Brockley Overground is also within walking distance.

Other local points of interest include Hillyfields Park, Ladywell Fields and Gordonbrock Primary School.

EPC Rating E



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Chudleigh Road, SE4

Approximate Gross Internal Area
Ground Floor (Including Garage)
95.4 sq m / 1027 sq ft
First Floor = 77.4 sq m / 833 sq ft
Total = 172.8 sq m / 1860 sq ft



Ground Floor

First Floor

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. (ID301778)

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.

Energy Performance Certificate



Chudleigh Road, LONDON, SE4 1JX

Dwelling type: Semi-detached house
Date of assessment: 12 December 2016
Date of certificate: 13 December 2016

Reference number: 9749-2882-7824-9996-2711
Type of assessment: RdSAP, existing dwelling
Total floor area: 145 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

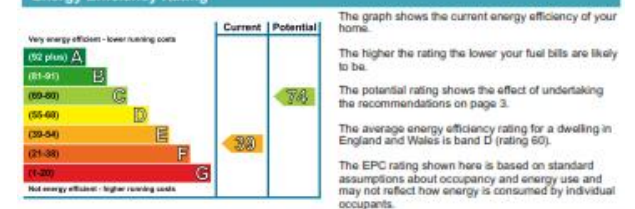
Estimated energy costs of dwelling for 3 years:	£ 6,045
Over 3 years you could save	£ 2,862

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 327 over 3 years	£ 237 over 3 years	You could save £ 2,862 over 3 years
Heating	£ 5,130 over 3 years	£ 2,703 over 3 years	
Hot Water	£ 588 over 3 years	£ 243 over 3 years	
Totals	£ 6,045	£ 3,183	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 162	✓
2 Internal or external wall insulation	£4,000 - £14,000	£ 909	✓
3 Floor insulation (suspended floor)	£800 - £1,200	£ 174	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to