



- **Garage**
 - **Four bedrooms**
 - **Open plan lounge**
 - **Modern Kitchen**
 - **Close to Honor Oak station**
 - **Walking distance to Blythe Fields**
 - **Two bathrooms**
 - **Versatile living space**
-

This much improved family home offers bright rooms, modern interior and spacious and versatile accommodation that is arranged over three floors. It also has the added advantage of a large garage which is currently accessed from the rear of the property.

Key features include a modern gloss kitchen fitted with oak work surfaces, a bright reception room, downstairs shower room, wooden floors to the ground floor, four bedrooms - three of which are doubles, a modern family bathroom to the second floor which is fitted with fresh white tiles and a dual shower and front and rear gardens, the latter measuring approximately 50ft.

Codrington Hill is conveniently placed for transport links with Honor Oak station located less than half a mile away and offering frequent trains to London Bridge and Shoreditch via the Overground. Crofton Park station is slightly further away but still within walking distance and offers trains to Blackfriars, Farringdon and London Victoria (peak times only).

The property sits on the cusp of Blythe Hill fields which is popular with dog walkers, running clubs or anyone simply looking to enjoy the green and peaceful surroundings. There is a great selection of amenities to be found close by including two popular pubs, a trendy sour dough pizzeria, coffee shops and supermarkets.

Viewing highly recommended.

EPC Rating D



Approximate Gross Internal Area
Ground Floor = 33.6 sq m / 362 sq ft
First Floor = 33.0 sq m / 355 sq ft
Second Floor = 33.0 sq m / 355 sq ft
Garage = 33.8 sq m / 364 sq ft
Total = 133.4 sq m / 1436 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. (ID:558653)

- 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.

Tel: 020 8691 1155
info@bryanandkeegan.co.uk
www.bryanandkeegan.co.uk

Bryan & Keegan
ESTATE AGENTS