



Arthurdon Road, Crofton Park, London, SE4 1JU

- Guide Price £775,000 - £800,000
- Separate reception and dining rooms
- South-east facing garden (approx. 42 ft)
- Upstairs bathroom + separate WC
- Over 1,180 sq ft of living space
- Three double bedrooms
- Large kitchen with direct garden access
- Original features: bay windows, fireplaces, ceiling cornicing
- Potential for loft conversion (STPP)

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DESCRIPTION

GUIDE PRICE £775,000 - £800,000. Spacious 3-Bedroom Bay Fronted Victorian House found in SE4.

Located in the heart of Crofton Park, this handsome Victorian 3-bedroom house offers over 1,180 sq ft of well-arranged living space offering lots of natural light & practical layout ideal for modern family life.

The home opens into a bright and welcoming reception room (4.37m x 3.48m / 14'4" x 11'5"), featuring a bay window, high ceilings, and a fireplace—perfect for cosy evenings or entertaining guests. Flowing seamlessly into a separate dining room (3.51m x 2.79m / 11'6" x 9'2"), this flexible space is ideal for formal dining or as a secondary lounge or study.

To the rear sits a generous kitchen (6.83m x 2.77m / 22'5" x 9'1"), full of natural light and overlooking the 42 ft garden - ample room for outdoor dining, gardening, or play. The kitchen also includes built-in storage and direct access to the garden through double doors.

Upstairs, you'll find three well-sized double bedrooms:

The principal front bedroom (4.62m x 4.50m / 15'2" x 14'9") boasts bay windows and abundant space for wardrobes or a desk.

The second bedroom (3.58m x 2.84m / 11'9" x 9'4") is perfect as a guest room or nursery.

The rear bedroom (4.19m x 2.79m / 13'9" x 9'2") overlooks the garden, offering a peaceful atmosphere.

A spacious family bathroom and additional upstairs WC complete the first floor, providing convenience for a busy household.

Location:

Situated on a quiet residential street, Arthurdon Road offers a perfect balance of tranquillity and connectivity. Crofton Park Station (Zone 3) is just moments away with direct trains to Blackfriars, Farringdon, and St Pancras. Nearby Honor Oak Park provides Overground links and access to green spaces like Blythe Hill Fields and Hilly Fields.

The neighbourhood is loved for its community feel, top-rated local schools, independent cafés.

This is a rare opportunity to own a spacious Victorian home in SE London's most desirable pockets.



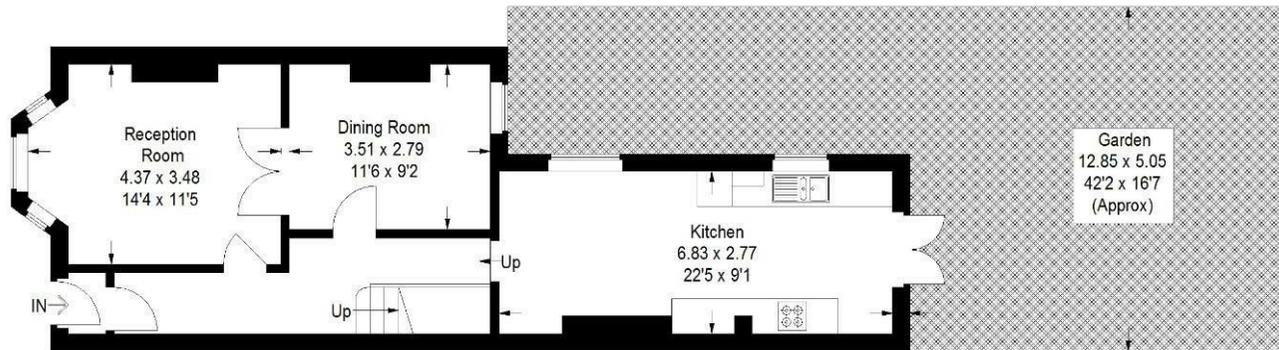


Arthurdon Road, SE4

Approximate Gross Internal Area
110.4 sq m / 1188 sq ft



First Floor

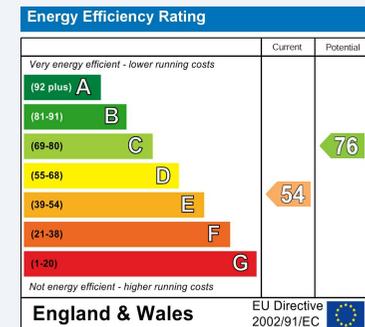


Ground Floor

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. (ID1212393)

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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