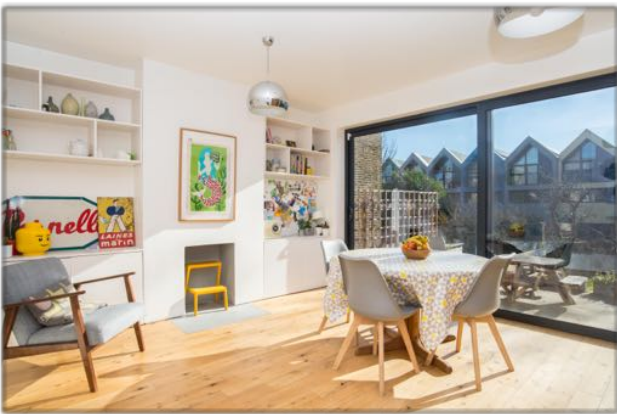


DRAKEFELL RD, BROCKLEY, SE4



4 Bedroom Edwardian Beauty

- ◆ Period End Of Terrace
- ◆ Architect Remodelled
- ◆ Four Bedrooms
- ◆ En Suite Shower Room
- ◆ Large Kitchen Diner
- ◆ 90' / 28m South Facing Garden
- ◆ Freehold
- ◆ Great For Schools
- ◆ Excellent Transport Options
- ◆ 1249 Sqf / 116 Sqm



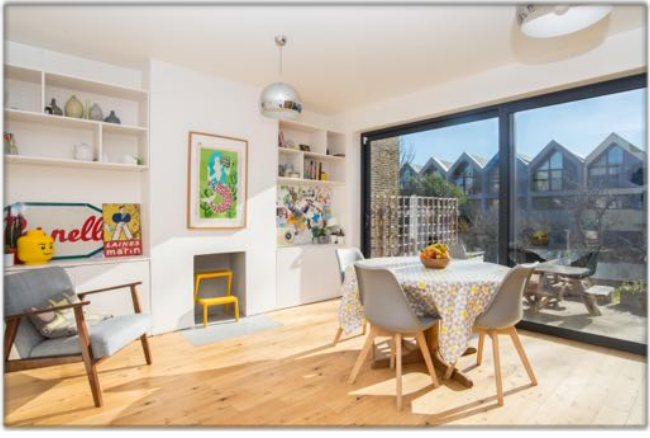
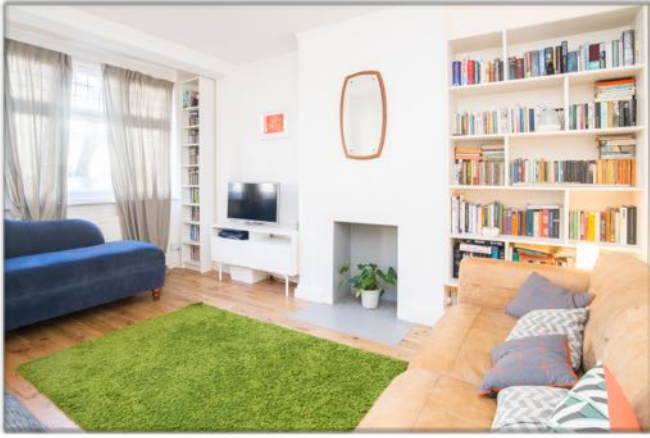
020 7358 1188

warren@warrenkerr.co.uk

www.warrenkerr.co.uk

£899,995

Freehold



You'll find this Edwardian 4 bed re-modelled period gem on the South side of Drakefell Rd, heading towards Brockley. My clients engaged a local architect to completely update and upgrade her into what is now a very smart contemporary 4 bedroom, two bathroom family home.

The entrance hall is wide and accommodating and we begin with the sitting room: Neutral decor, the theme throughout, wooden flooring and excellent secondary glazing to keep things quiet and comfy.

Behind this is the modern kitchen and family dining space, now spanning the full width of the house. The expansive sliding patio door and picture window provide tons of light and oversee the 90' of South facing garden - great for letting the kids run amok and those Summer barbies.

The first floor is home to bedrooms 2 and 3, both doubles, bedroom 4 and the family bathroom, and then it's up the architecturally pleasing ultramodern stairs to the master suite: A tranquil haven with en-suite shower room, lots of fitted and eaves storage, and a fabulous Juliette balcony.

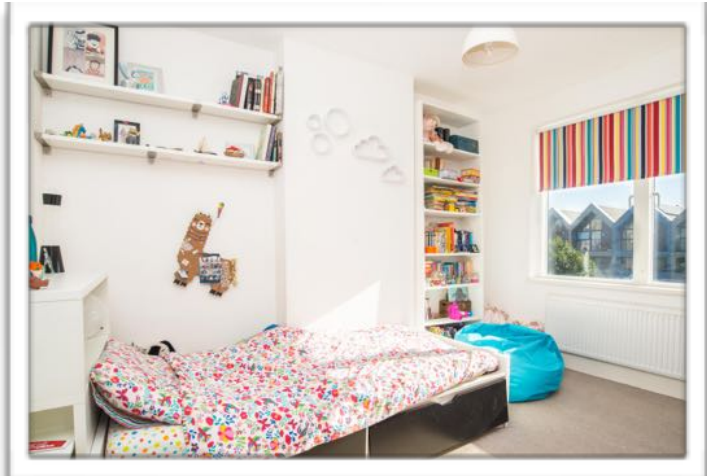
Drakefell Rd runs along the South Western edge of the Telegraph Hill Conservation Area, and is perfectly placed for Brockley Station for main line trains into London Bridge (9-15 mins) and the Ginger Line connections to the Jubilee for the West End, City Docklands and Stratford.

The school options are pretty impressive, with Haberdasher's Askes Free primary & Secondary, Edmund Waller and John Stainer primaries all within easy reach and all well regarded locally.

Lots of Green space around, with the two Telegraph Hill parks and Hilly Fields being the nearest, and a bus or train ride brings you to the Horniman Museum (great new Lego exhibition), Greenwich and Blackheath.

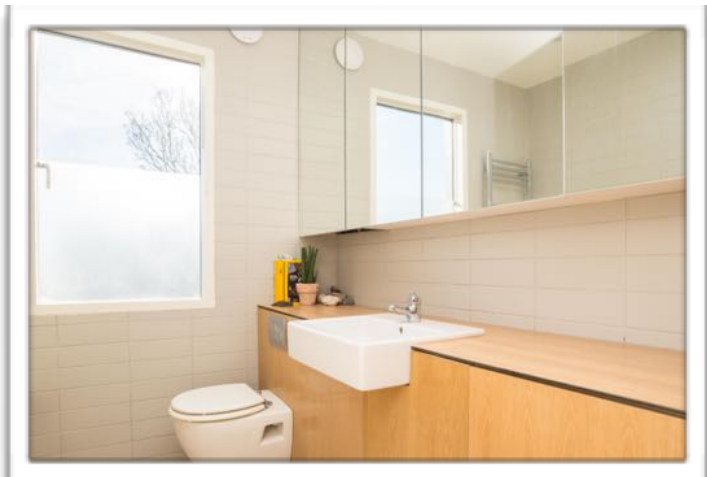


Brockley Rd is awash with trendy shops, bars and cafés now: The Orchard, The Gantry, Masala Wala, Bite Mi and Brickfields should get you going. Fish and chips on a Friday? Brockley Rock is where it's at (get in early to avoid the queues, or even better, eat in).



Brockley Market on Lewisham College Car Park is THE place for foodies. Rock up for breakfast, brunch or lunch and swoon at the array of fruit & veg, breads, seafood, meats, cheeses, pasta, cakes and more. Organic, vegan, artisan, the works!

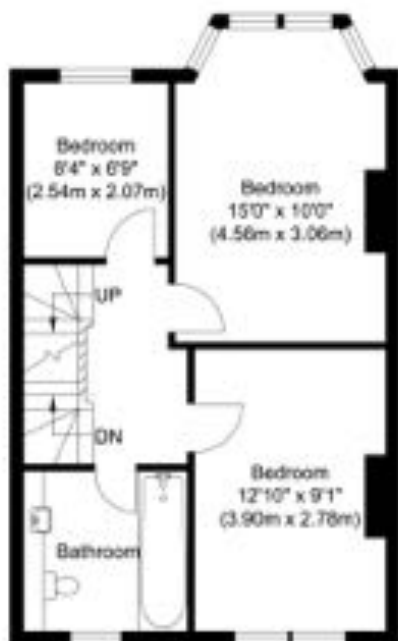
There's a couple of very handy local seven-eleven types for when you have that milk or nappy emergency, and the main shop can be done at Sainsbury's New Cross Gate or Tesco in Lewisham.







Ground Floor
Approximate Floor Area
481.14 sq. ft.
(44.70 sq. m)



First Floor
Approximate Floor Area
469.19 sq. ft.
(43.59 sq. m)



Second Floor
Approximate Floor Area
298.91 sq. ft.
(27.77 sq. m)

Total Gross Internal Area
1249.25 sq. ft.
(116.06 sq. m)

Drakefell

Illustration for identification purposes only, measurements are approximate, not to scale.