

MUNDAY'S

Cranfield Road, Brockley

£1,650,000



Large, light and lovely four bedroom bay-fronted Victorian terraced house over three full floors, with notably high ceilings which add volume throughout. You also have a cool skylit mezzanine room in the former loft space.

The property's low-maintenance, beautiful and peaceful south-facing rear garden of 85 feet will firmly confirm this is the new family home for you! At its foot you have a sizable octagonal garden studio, complete with a wet room. Chain free.

The location is a hot Brockley spot, within the sought-after Brockley Conservation Area. Yours is a gently sloping, tree-lined and surprisingly quiet residential street of handsome period homes, just a three minute walk from Brockley Station (Fare Zone 2, regular and Windrush line services), a handy independent high street, and excellent schools and nurseries.

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Approximate Gross Internal Area
 BASEMENT = 117 sq ft / 10.87 sq m
 GROUND FLOOR = 497 sq ft / 46.17 sq m
 FIRST FLOOR = 459 sq ft / 42.64 sq m
 SECOND FLOOR = 459 sq ft / 42.64 sq m
 MEZZANINE = 146 sq ft / 13.56 sq m
 STUDIO = 248 sq ft / 23.04 sq m
 Total (Including Basement) = 1926 sq ft / 178.93 sq m
 Total (Excluding Basement) = 1809 sq ft / 168.06 sq m



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. (ID357409)