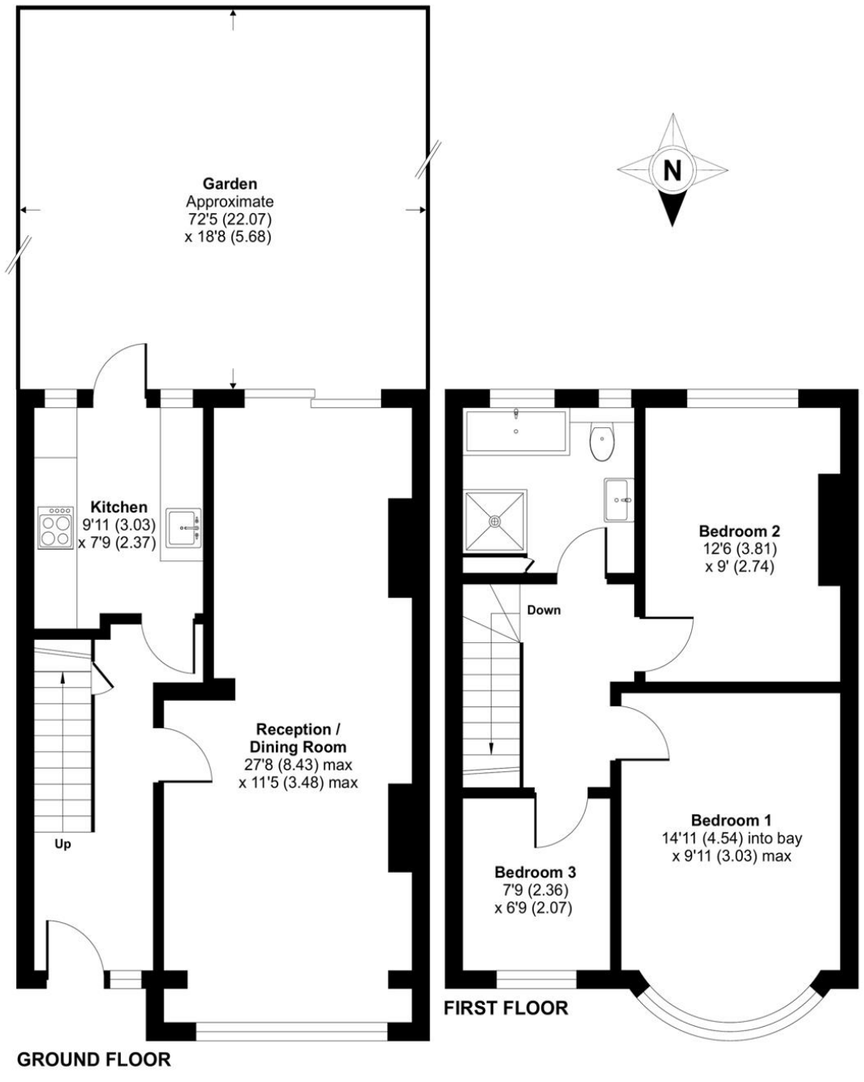
Drakefell Road, Brockley, London, SE4

Approximate Area = 921 sq ft / 85.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
Produced for Acorn Group. REF: 1293138

We endeavour to check the accuracy of these sales particulars, but can offer no guarantee. We therefore must advise that any prospective purchaser employ their own independent experts to verify the statements contained herein. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested or checked.

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409 Brockley Road, Brockley SE4 2PH

GP £825,000 - £850,000 Freehold

Drakefell Road, Brockley, SE4

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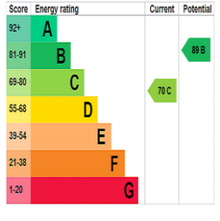
Desirable Three Bedroom 1930's Home

Guide Price £825,000 - £850,000

70 Ft Secluded Rear Garden	**Four Piece Bathroom Suit**
No Onward Chain	**Telegraph Hill Lower Park 0.4mi**
1930's Home	**Council Tax Band: D**
Brockley Overground 0.2mi	**EPC: C**

View details of this property online by visiting
https://www.acorngroup.co.uk/BRO250109

To Book a viewing, call **020 8694 1177**





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Drakefell Road, Brockley, SE4

The Acorn Group is pleased to present to the market this beautifully maintained three-bedroom 1930s mid-terraced family home, enviably positioned on the highly sought-after Drakefell Road in SE4. This charming property is set on a picturesque tree-lined residential street and offers an ideal blend of character and modern living, making it a superb choice for discerning buyers.

Extending to over 921 square feet (85.5 square metres), the accommodation is arranged across two well-proportioned floors and benefits from an abundance of natural light throughout. Internally, the property comprises three generously sized bedrooms, a stylish and well-appointed four-piece family bathroom, a bright and expansive through lounge offering an excellent space for both relaxation and entertaining, and a contemporary fitted kitchen which provides direct access to the private rear garden. The property further benefits from gas central heating, double glazing throughout, and a flowing internal layout that enhances the sense of space and comfort. In addition, there is significant potential to extend the property, subject to obtaining the necessary planning permissions, allowing future owners the opportunity to further increase the living space.

Drakefell Road enjoys an excellent location with convenient access to a range of transport links. Brockley Overground Station (Windrush Line), along with two additional mainline stations, is within easy walking distance, offering direct connections to central London destinations including London Bridge, Victoria, Blackfriars, and East London. The local area is also well served by a selection of highly regarded schools, most notably the Ofsted ‘Outstanding’ rated Haberdashers’ Hatcham College.

Early viewing is highly recommended to fully appreciate the quality and potential of this exceptional home. Please note that all appointments are strictly by prior arrangement due to the expected high levels of interest.

Tenure – Freehold | Energy Efficiency Rating 70 | Council Tax Band D









View this property online at: https://www.acorngroup.co.uk/BRO250109