

Fernbrook Crescent | London, SE13 5NJ

3 | 1 | 2 | **Guide Price £675,000** | **Freehold**

ROBINSON-JACKSON
Our service will *move* you

Fernbrook Crescent, London

Situated on the popular Fernbrook Crescent in Hither Green, this well proportioned three bedroom family home offers generous and versatile living accommodation, a double reception room and a private rear garden.

The ground floor features an impressive double reception room, providing plenty of space for both living and dining areas and offering flexibility for modern family life. A separate fitted kitchen provides practical storage and workspace, while the rear garden offers a private outdoor space ideal for relaxing, entertaining or family use.

Upstairs, the property provides three bedrooms together with a family bathroom. The home benefits from good natural light throughout, generous room proportions and useful storage, while also offering scope for a new owner to personalise and make the property their own.

Fernbrook Crescent is conveniently positioned for the wide range of shops, cafés, supermarkets and everyday amenities available in Hither Green, Catford and nearby Lewisham. The area also offers access to popular green spaces, including Mountsfield Park, making it particularly appealing to families.

Hither Green Station provides excellent rail connections into Central London, including services towards London Bridge, Cannon Street and Charing Cross. Catford and Catford Bridge stations are also accessible, while numerous local bus routes provide convenient connections across Lewisham and the surrounding areas.









Interior

ENTRANCE HALL: Entrance door, fitted carpet, radiator, carpeted stairs to first floor landing, understairs storage, access to the Reception Room and Kitchen.

RECEPTION ROOM: 3.64m x 3.45m (11'11" x 11'4") Double glazed square bay window to the front, fitted carpet, radiator, covings, open to the Dining Room.

DINING ROOM: 3.69m x 3.11m (12'1" x 10'2") Double glazed French doors to the rear, covings, radiator, fitted carpet.

KITCHEN: 2.60m x 2.23m (8'6" x 7'4") Double glazed window and door to the rear, range of wall and base units with worktops above, space for cooker and fridge freezer, sink with mixer tap, plumbed for washing machine, tiled splash back and vinyl floor.

LANDING: Fitted carpet, access to all bedrooms and Bathroom.

BEDROOM 1: 3.69m x 3.60m (12'1" x 11'10") Double glazed window to the front, fitted carpet, radiator, built in wardrobe, covings.

BEDROOM 2: 3.63m x 3.35m (11'11" x 11') Double glazed window to the rear, fitted carpet, radiator, built in wardrobes and storage cupboard housing wall mounted boiler.

BEDROOM 3: 2.60m x 1.75m (8'6" x 5'9") Double glazed window to the front, fitted carpet, radiator, covings, picture rails.

BATHROOM: 2.25m x 2.08m (7'5" x 6'10") Double glazed frosted window to the rear, panel enclosed bath with shower attachment and shower screen, wash hand basin with built in storage underneath, low level w.c., heated towel rail, tiled walls and floor, extractor fan.

Exterior

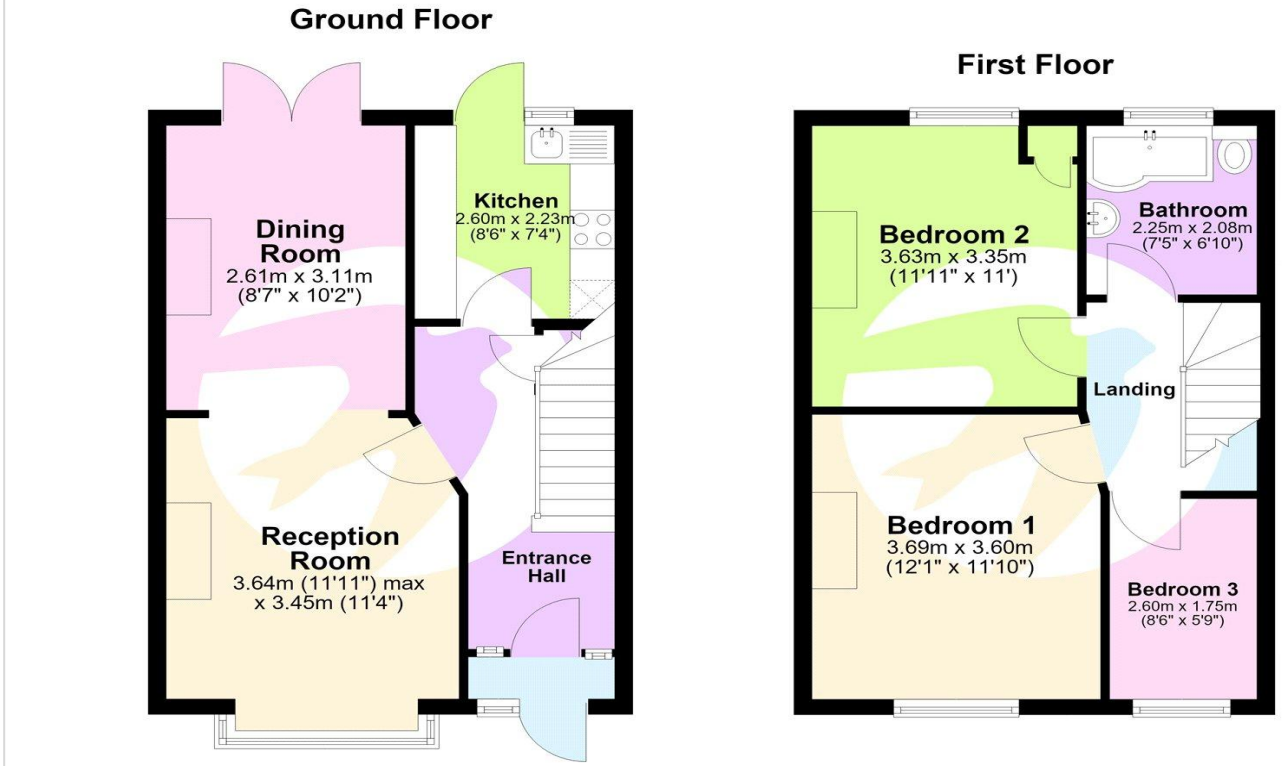
GARDEN: Paved.

Additional Information

Local Authority: London Borough of Lewisham

Council Tax: Band C

EPC Rating: D



This floor plan is for illustrative purposes only. It is not drawn to scale. Measurements are approximate.
Plan produced using PlanUp.

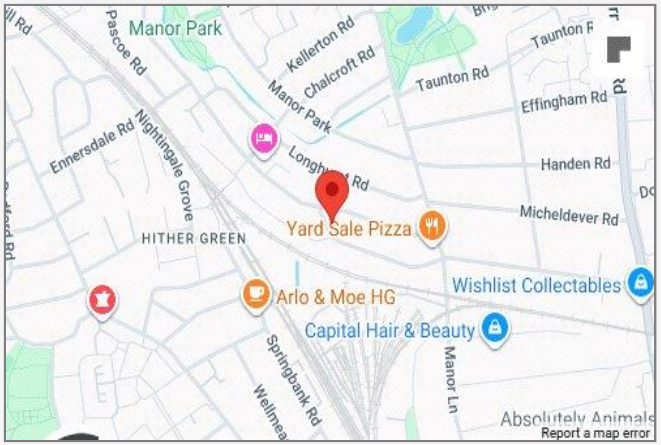


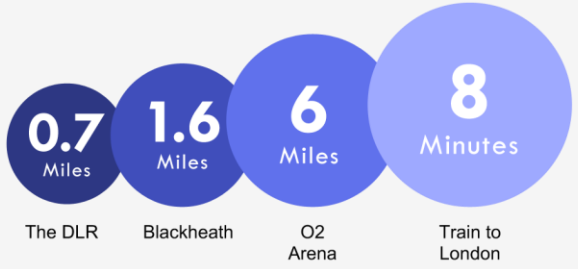




Property Location

Fernbrook Crescent, London, SE13 5NJ





*All distances from branch postcode. Train time from nearest station.

Location

Set in the ever popular and leafy Hither Green area, this property benefits from a strong community feel, excellent transport links, and access to some of the capital's top rated primary schools - making it a favourite among families and professionals alike.

Commuters are well served with three main train lines offering swift journeys to Central London in as little as 10 minutes. For those working in Canary Wharf or the City, connections via the DLR from nearby Lewisham Station - just a 4-minute train ride away - make travel seamless.

Nature lovers will also appreciate being just moments from two exceptional green spaces: the tranquil Manor House Gardens and the expansive Mountsfield Park, one of London's finest open areas and home to the popular annual People's Day festival.

Property Features

- Three Bedroom Family Home
- Spacious Double Reception Room
- Separate Fitted Kitchen
- Family Bathroom
- Private Rear Garden
- Popular Hither Green Location
- Easy Access to Mountsfield Park
- Convenient for Local Shops and Amenities
- Excellent Transport Links
- Total floor area: 77m²= 829ft² (guidance only)



These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.