

24, Foxborough Gardens , SE4 1HZ · 3 bedroom House

£2,550 pcm



Pickwick Estates

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



ALPS Estates Ltd trading as Pickwick Estates

47 Honor Oak Park, Honor Oak, London SE23 1EA · 020 3397 1166

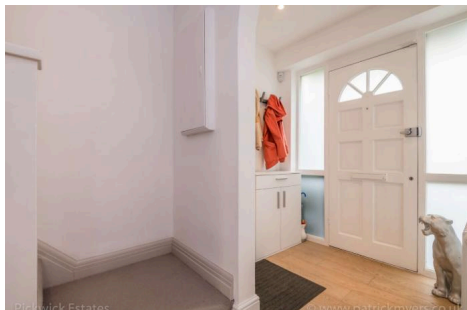
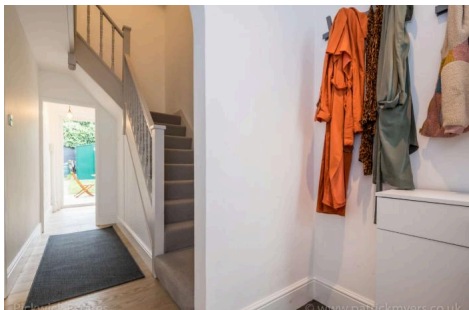
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## Property description

NOT SUITABLE FOR SHARERS. A beautifully presented three-bedroom, freehold mid-century family home in a quiet residential cul-de-sac in Crofton Park, bordering Ladywell, in close proximity Ladywell Fields and Hilly Fields. Boasting a SOUTH FACING private rear garden, a large reception with direct access to the garden, double glazing throughout, eat in kitchen diner, utility room and a stylish family bathroom.

The house is set back from the street by a gated front garden and the house overlooks a green communal lawn. Upon entry there is a generous entrance hall with space for hanging coats and storing shoes. Solid wooden flooring runs seamlessly through to the kitchen and to the handy utility room at the end of the hall where there is direct access to the garden.

The kitchen dining room is a great space for entertaining guests and the family. Low level white gloss kitchen units are set along one side of the room with a white worktop above housing the oven with hob above and sink, both of which sit nicely under two windows allowing for natural light and ventilation, there is also a tall pantry style cupboard. On the other side of the room is a built-in bench seating area for dining that hugs the corner of the room, an ingenious use of space.

Through an arched entrance, at the rear of the house, is a large cosy reception room. It benefits from carpeted flooring, calming coloured walls, a tall column radiator, built in storage around the chimney breast with shelving in the alcoves and large floor to ceiling patio doors that fill the room with natural light and provide direct access to the sunny SOUTH FACING rear garden.



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The garden has been beautifully landscaped and thanks to being South facing is a real sun trap! A nice sandstone patio underfoot is closest to the house, perfect for al fresco dining, beyond this is a lawn separated by a raised flower bed. A pathway leads to the end of the garden where there is space for a good size shed for gardening equipment. Dark coloured fencing surrounds the whole garden offering plenty of privacy.

Upstairs is a generous landing with a storage cupboard, grey carpeted floors spread into each of the three bedrooms and there is access to the fully tiled family bathroom.

The family bathroom is lavishly decorated, clad floor to ceiling in stylish white metro tiles, there is a large bath with shower above, a contemporary toilet and wash hand basin, a mirrored wall, heated towel rail and a frosted window for natural light and ventilation.

The main bedroom is located at the front of the house, it has a nice big floor to ceiling window and carpeted floors. The second bedroom is adjacent at the rear of the property, it has a built-in cupboard, a fashionable column radiator that sits under the window which has lovely views over the garden. The third bedroom also overlooks the garden, it too has a nice column radiator and as the smaller of the three it makes a good child's bedroom or a study.

The property is conveniently located for local amenities, Gordonbrock primary is only 0.21 miles, Crofton Park Station is 0.38 miles and only marginally further to Ladywell Station (0.48 miles), between the two stations there is easy access to Blackfriars, Kings Cross St Pancras, Charing Cross, Lewisham and Cannon St. London Bridge can be reached from Ladywell by direct trains in 9 minutes. Available April 2026

## Property features

- A beautifully presented three-bedroom, freehold mid-century family home
- Quiet residential cul-de-sac in Crofton Park
- SOUTH FACING private rear garden
- Large reception room
- Kitchen dining room
- Utility room
- Double glazing throughout
- NOT SUITABLE FOR SHARERS
- Located close to amenities, close to Ladywell Fields and 0.21 miles to Gordonbrock Primary school
- Crofton Park station 0.38 miles and Lady well Station 0.48 miles



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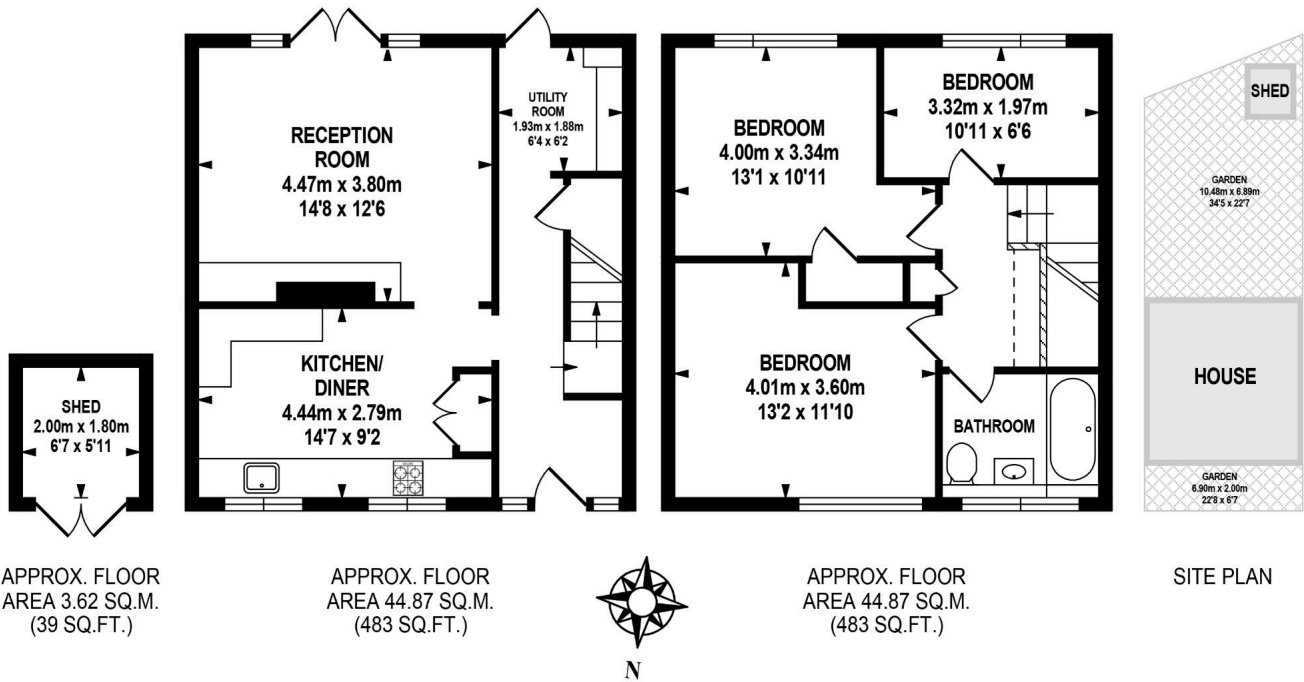
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TOTAL APPROX.FLOOR AREA 93.36 SQ.M. (1005 SQ.FT.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.  
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