



PRAGNELL ROAD, GROVE PARK, LONDON, SE12 0LF  
**£699,950 FREEHOLD**

**SET ON THIS POPULAR RESIDENTIAL ROAD AND  
 THOUGHTFULLY EXTENDED TO SUIT MODERN  
 FAMILY LIVING, THIS SPACIOUS THREE/FOUR  
 BEDROOM, TWO BATHROOM SEMI-DETACHED HOME.**

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## DESCRIPTION:

Offering beautifully balanced accommodation of approximately 1,390 sq. ft, including a stunning 25ft kitchen/diner, private garden with outbuilding, and off street parking. Sold with no onward chain.

Arranged over two floors, the ground level comprises a bright and welcoming entrance hall, a spacious bay-fronted reception room, and a versatile fourth bedroom or study. There is also a stylish ground floor shower room and WC. To the rear, the full-width open-plan kitchen/dining space is a showstopper, featuring contemporary units, ample worktop space, and integrated appliances, all flooded with natural light and opening directly onto the garden via bi-folding doors.

Upstairs, the layout continues to impress with three well-proportioned bedrooms and a modern family bathroom. The principal bedroom spans over 16ft and features a striking curved bay window and fitted wardrobes. There is also a designated home office area on the landing — perfect for remote working.

The rear garden is attractively landscaped with patio, lawn, and mature borders, and includes a 10'9 x 9'2 garden cabin/outbuilding, ideal for use as a studio, gym, or workspace. There is also a separate shed for storage and side access to the front where there is off-street parking for two vehicles.

This is a superb opportunity to acquire a stylish family home and early viewing is highly recommended.

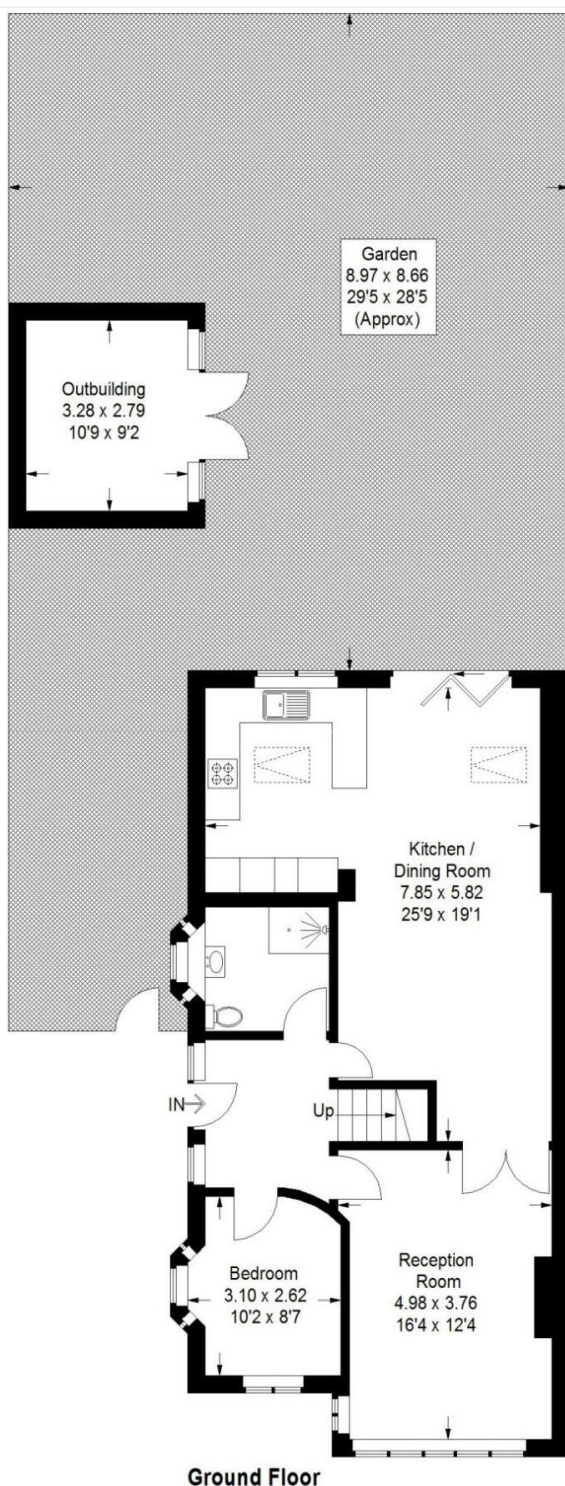
Pragnell Road is located just 0.33 miles from Grove Park Station and 0.94 miles from Lee Station, with direct trains into London Bridge, Cannon Street, Charing Cross and beyond. The area is renowned for its excellent schools, with Colfe's and Eltham College both nearby, and directly backs onto the Ofsted "Good" Coopers Lane Primary School. There are plenty of green open spaces including Northbrook Park and Hornfair Park. A range of shops, cafés and everyday amenities can be found locally.



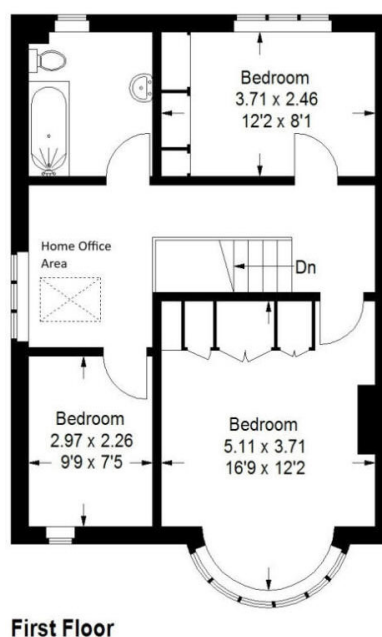








**Approximate Gross Internal Area  
(Excluding Outbuilding)**  
129.1 sq m / 1390 sq ft



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate. Any lease and service charge details have been provided by the vendor. Any interest party should have these checked by a solicitor as part of the purchase process.

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