



Hinton Road SE24
Guide Price £835,000 - £850,000

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In general

- Immaculately Presented
- Double Reception
- 3 Double Bedrooms
- Close To Transport Links
- Accessible To Brixton Centre & Tube
- Ruskin Park Nearby
- Early Viewing Recommended

In detail

We are delighted to present to the market this imposing three storey Victorian house for sale on Hinton Road SE24.

The property has been externally redecorated recently and double glazing has been added throughout, the open plan hall/reception/dining area and kitchen lend themselves for real entertaining. The open concept provides generously proportioned areas with a large bay window to front and dual aspect kitchen with a glazed ceiling, and large double doors give access to the garden.

The current owners have added a vast range of low level cupboards along one whole wall and installed underfloor heating, there is a downstairs cloakroom has been created under the stairs. The modern kitchen comprises a stylish range of cupboards, integrated dishwasher, oven & hob, and there is a breakfast bar on one wall.

On the upper two levels are 3 well proportioned bedrooms (the principal bedroom have built in drawers to both alcoves and one complete wall of wardrobes) and the family bathroom (which comprises a free-standing bath, wash hand basin in vanity unit, and double cupboard providing plumbing for washing machine and tumble dryer).

The rear garden is L-shaped and has a built-in seating/storage area with two planning boxes, there is ample room for a table and chairs, and the property is not overlooked from beyond.

Loughborough Junction railway station is moments away with services into Blackfriars, Thameslink, St Pancras to name a few, several bus routes traverse the nearby roads. The property is served by Ruskin Park with its range of recreational facilities. Herne Hill centre offers a popular range of restaurant & shopping amenities, railway station (Thameslink, Blackfriars, Victoria) and the vast expanse of Brockwell Park with its cafe & lido.

EPC:C



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	87 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

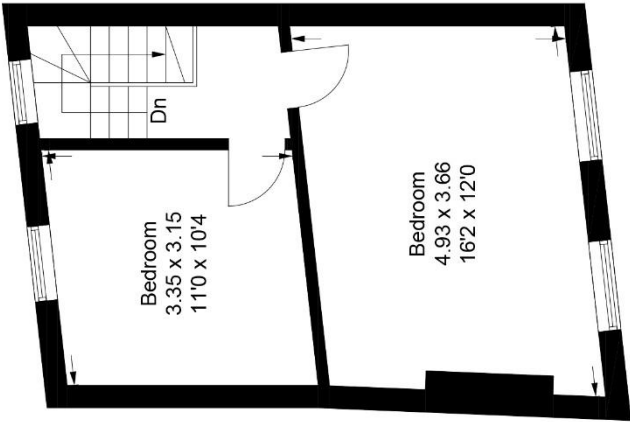
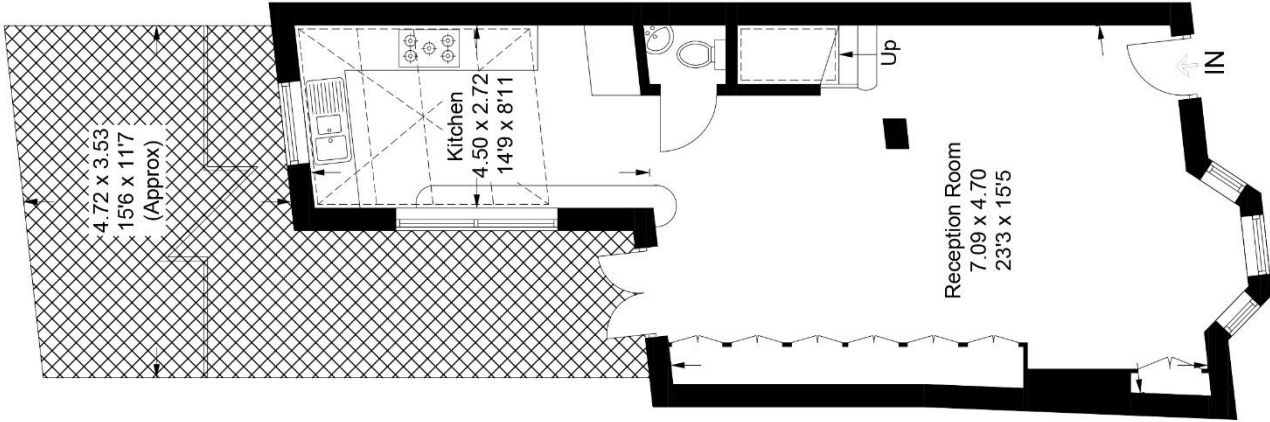
Floorplan

Hinton Road, SE24

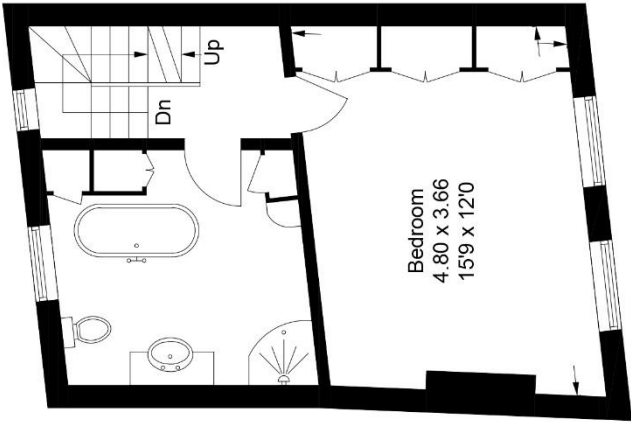
Approximate Gross Internal Area = 115.1 sq m / 1239 sq ft



 = Reduced headroom below 1.5m / 5'0



Second Floor



First Floor

Ground Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice.
Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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