



Guernsey Grove SE24
£1,095,000

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In general

- Charming family home
- Three double bedrooms
- Opportunity to make your own
- Close proximity to Brockwell Park
- Period features throughout

In detail

Situated on Guernsey Grove, a quiet tree lined residential street, is this fantastic three bedroom property to purchase, perfect for anyone who wants to make their own mark in their home.

The charming accommodation comprises of an open plan reception room/kitchen with feature 1930's fireplace, picture rail and shuttered sash windows to the front; the kitchen comprises a good range of wall & base units, Belfast sink, Lacache range cooker, and plumbing for dishwasher. To the rear of the ground floor is the second reception room with feature fireplace and an outlook to the garden, and the utility room with plumbing for a washing machine.

The utility room allows access to the garden with features paved and shingled spaces and mature shrub borders. On the first floor landing are three bedrooms, and a family bathroom with bath & wash hand basin.

Guernsey Grove is a popular residential road in the heart of Herne Hill, local bus routes traverse both Norwood Road & Croxted Road, and Herne Hill railway station offers rapid services to Blackfriars, Victoria & Thameslink. The delights of Brockwell Park with its cafe & lido are moments away.

Early viewing are highly recommended.

EPC: D | Council Tax Band: F



Floorplan

Guernsey Grove SE24

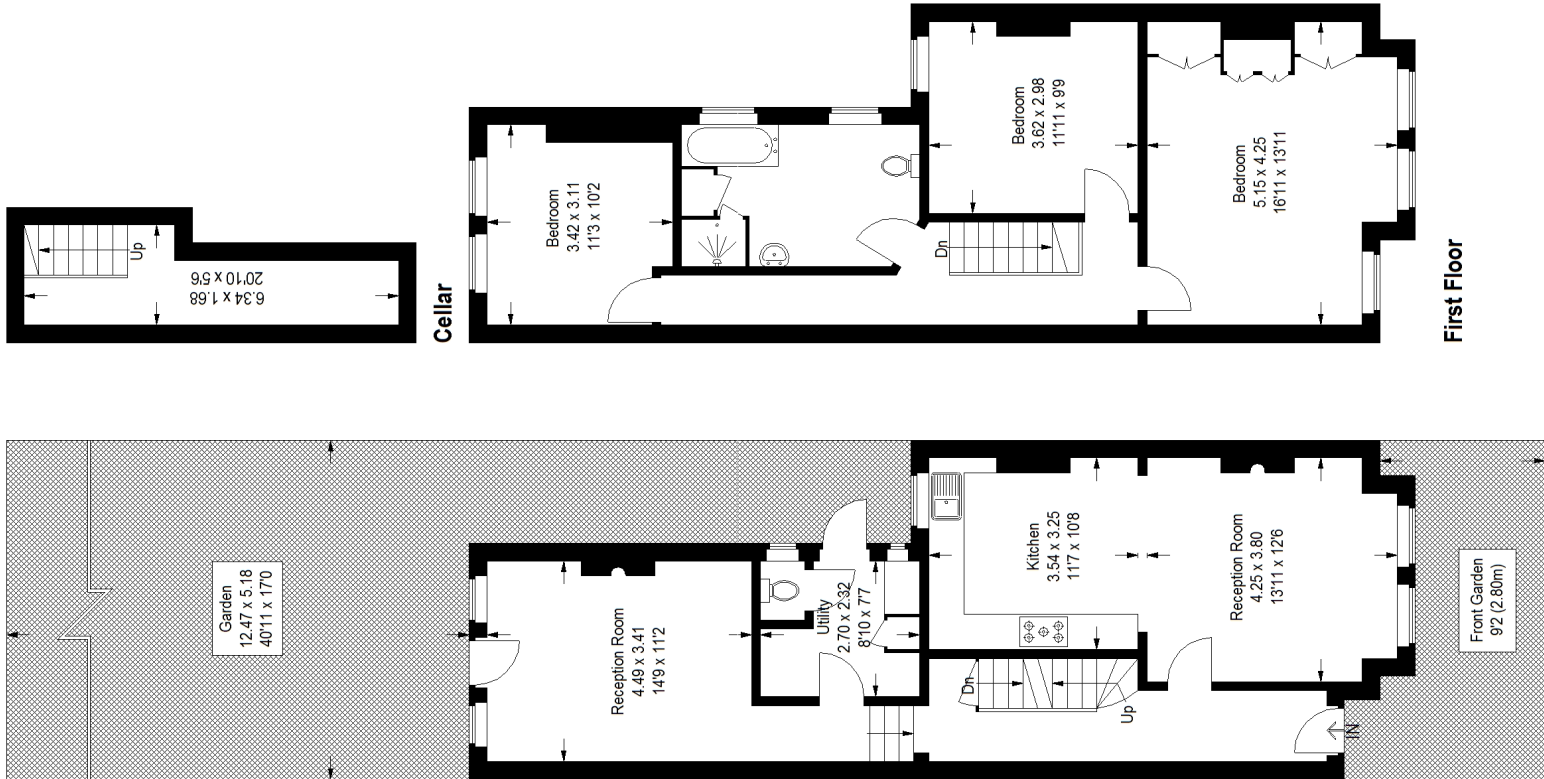
Approximate Gross Internal Area

Cellar = 8.5 sq m / 91 sq ft

Ground Floor = 64.7 sq m / 696 sq ft

First Floor = 65.0 sq m / 700 sq ft

Total = 138.2 sq m / 1487 sq ft



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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		67 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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