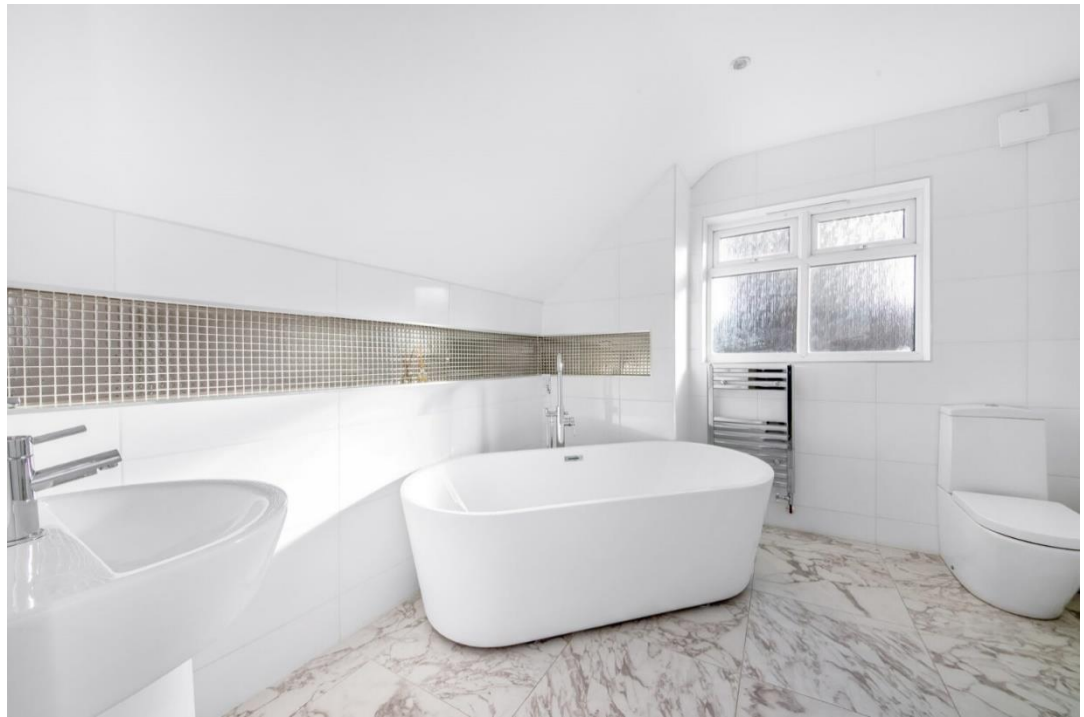




Holmdene Avenue SE24
OIEO £1,700,000

0208 702 9555
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In general

- Semi detached house
- Sought after residential road
- Newly refurbished throughout
- Large kitchen/dining room
- Six bedrooms, three bathrooms
- 44bt rear garden

In detail

We are delighted to have the opportunity to offer to the market this completely renovated six bedroom, three bathroom semi detached house for sale on Holmdene Avenue SE24.

The property is set within the locally know “North Dulwich Triangle” and is a sought after tree lined residential road.

Having undergone a complete refurbishment the property is ready to move into and is Chain free. The 196.8 sq ft accommodation comprises welcoming entrance hall, front reception, spacious kitchen/dining room with a stylish range of wall and base units, granite worktops and built-in NEF appliances to include two ovens, microwave & coffee maker, there is ample space for a large dining table & chairs, and double doors lead to a raised deck.

The property also boasts a downstairs utility area and shower room, and there is a large cellar area. On the first floor is the principal bedroom with large square bay window to front, three further bedrooms & a shower room, on the top floor are two further bedrooms and a 'Jack & Jill' bathroom which has a free standing double ended bath and a shower cubicle. There is also a study room with eaved storage.

The South-West facing rear garden is mainly laid to lawn with mature shrubs & trees giving privacy from the houses beyond, a flagstone path leads to the front garden via a secure gate.

Central Herne Hill offers a popular selection of restaurant & shopping amenities, railway station (Victoria, Thameslink, Blackfriars) and the vast expanse of Brockwell Park with its lido & cafe. North Dulwich railway station also serves the location (London Bridge).

Early viewings of this fine family home are essential.

EPC: D | Council Tax Band: C



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Floorplan

Holmdene Avenue, SE24

Approximate Gross Internal Area

Basement = 7.8 sq m / 84 sq ft

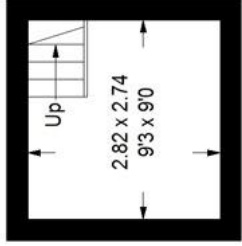
Ground Floor = 82.1 sq m / 884 sq ft

First Floor = 65.8 sq m / 708 sq ft

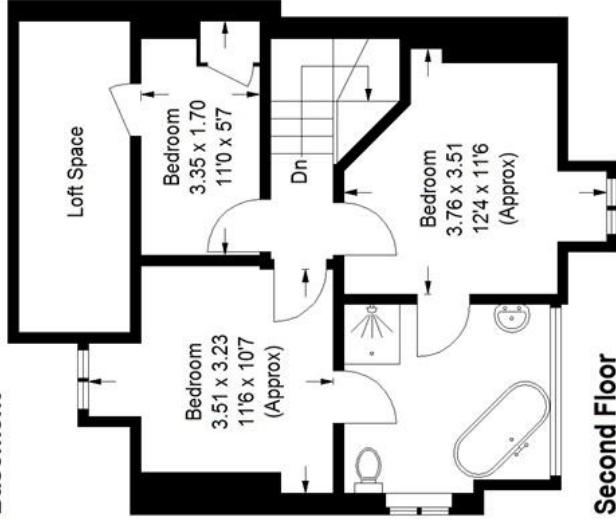
Second Floor (Excluding Loft Space)

40.1 sq m / 432 sq ft

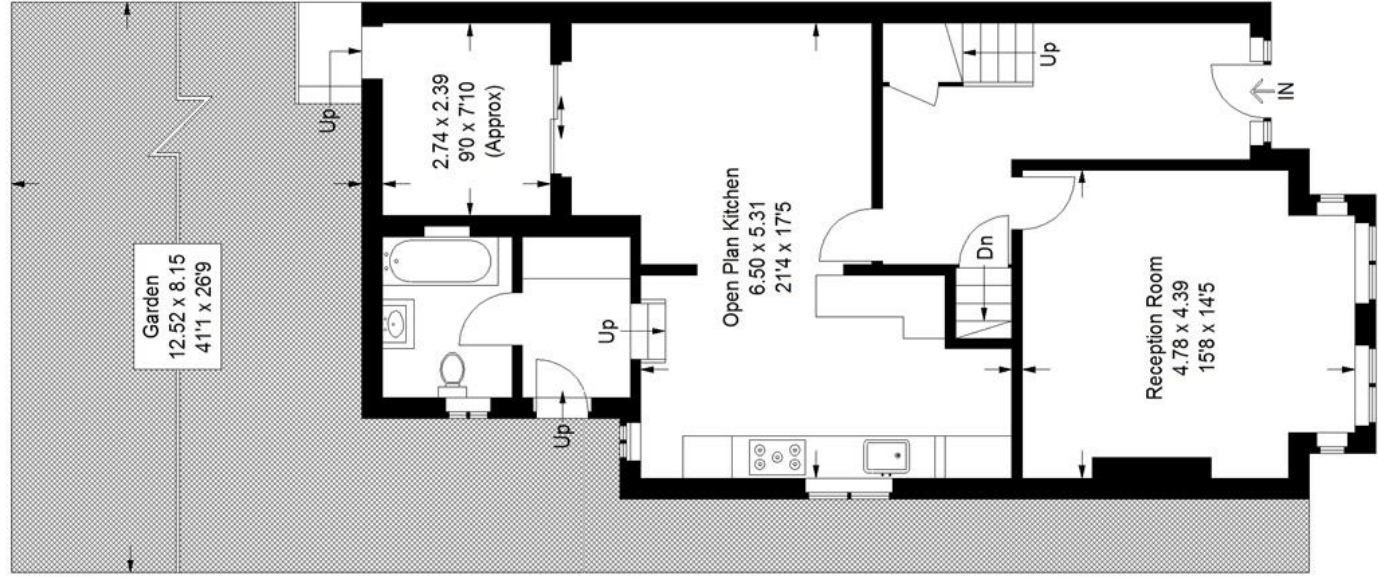
Total = 195.8 sq m / 2108 sq ft



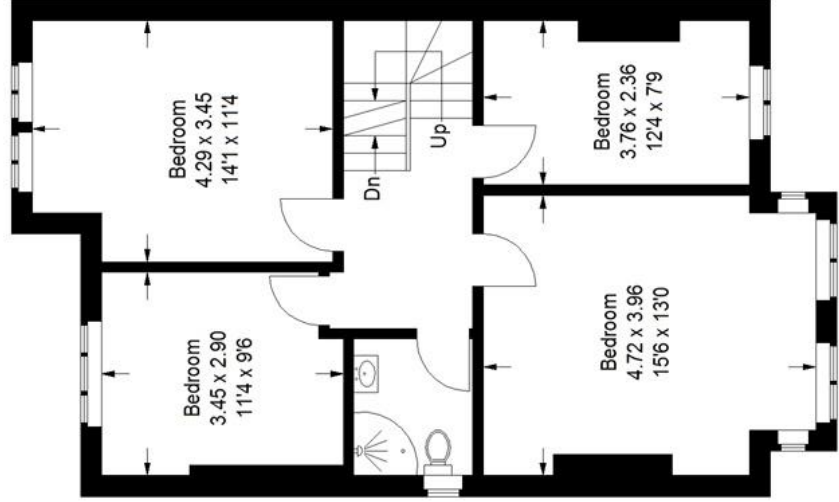
Basement



Second Floor



Ground Floor



First 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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