



Herne Hill Road SE24
£1,325,000

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In general

- Immaculately presented throughout
- Front reception & kitchen/dining room
- Principal bedroom with en suite & park views
- Landscaped front & rear garden
- Fully functioning home office
- Close to transport links
- Backing Ruskin park

In detail

Immediate viewings are essential on this immaculately presented & extended four bedroom, two bathroom terraced house with stunning viewings to the rear overlooking Ruskin Park.

The accommodation comprises front reception with bay window to front with modern shutters, marble fireplace with gas inset, built-in storage & shelving to both alcoves, ceiling rose, cornicing and picture rail.

The kitchen has a range of wall & base units, space for appliances, ample space to dine and the current owners have planning permission for a ground floor extension.

There are three bedrooms and a bathroom on the first floor and the principal bedroom is on the top floor with a vast range of bespoke built in wardrobes & storage, en suite shower room, and one wall of floor to ceiling sliding doors with far reaching views overlooking Ruskin Park.

The front garden has been beautifully landscaped with new pathways, flower & shrubs borders and a bicycle & bin storage with living room. The rear garden has also been landscaped with new patio area, pathway, flowers & shrubs and to the rear is a Home Office with power & light, shower room and ample space to work from.

Herne Hill centre offers a popular range of restaurant & shopping amenities, railway station (Victoria, Thameslink, Blackfriars) and the delights of Brockwell Park with its lido & cafe. Local bus routes traverse Herne Hill Road & Coldharbour Lane.

EPC: C | Council Tax Band: D |

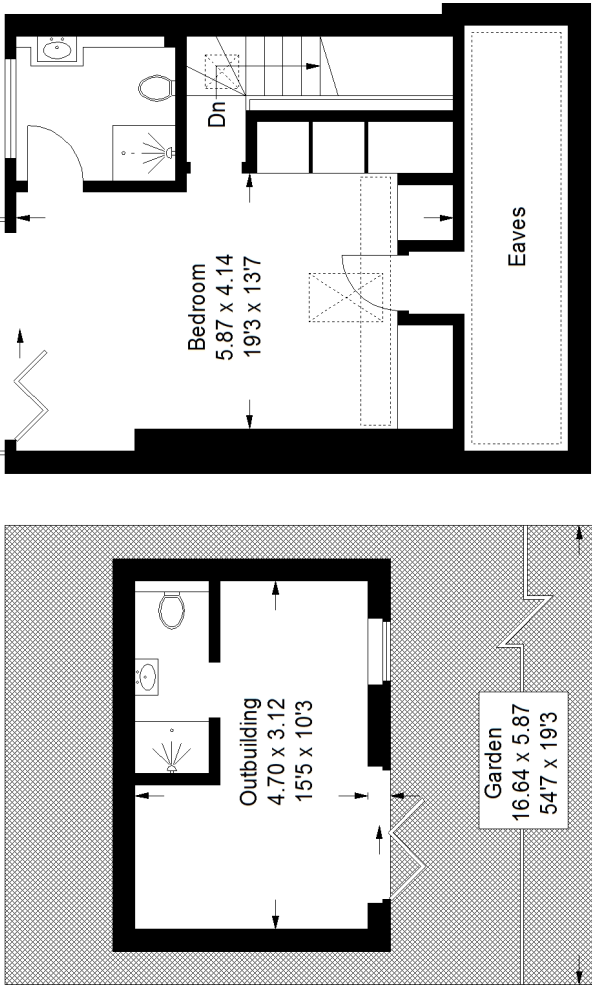


Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

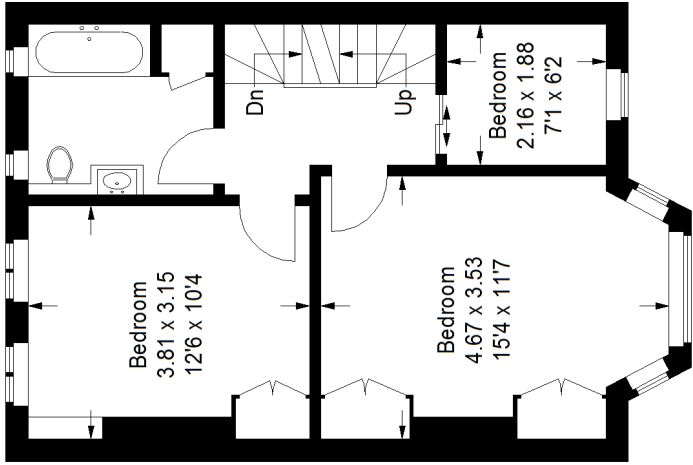
Floorplan

Herne Hill, SE24

Approximate Gross Internal Area
Ground Floor = 45.9 sq m / 494 sq ft
First Floor = 45.6 sq m / 491 sq ft
Second Floor (Excluding Eaves)
32.2 sq m / 346 sq ft
Total (Excluding Outbuilding)
123.7 sq m / 1331 sq ft

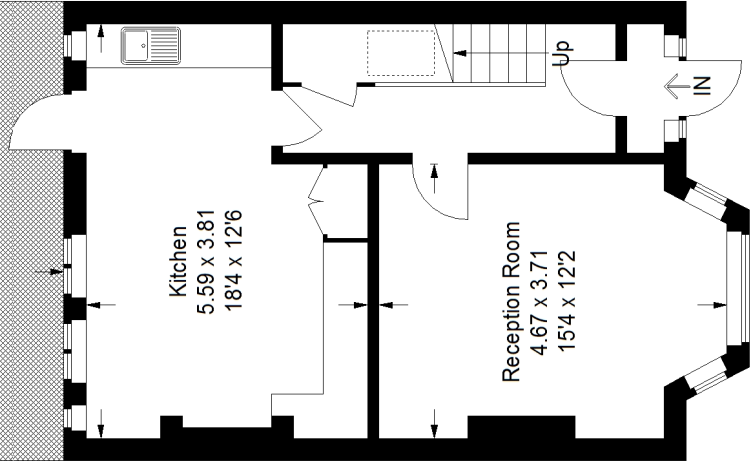


Second Floor



First Floor

Ground Floor



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