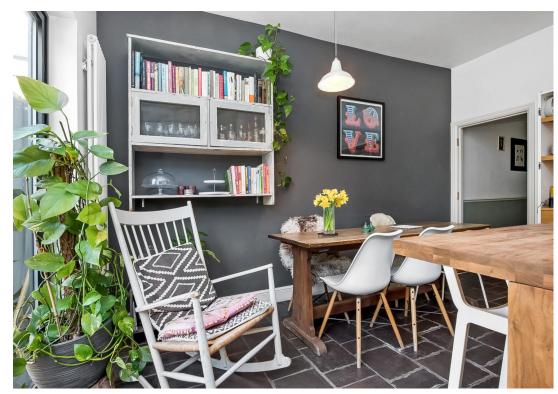


Guernsey Grove SE24 £1,350,000 0208 702 9555 pedderproperty.com











In general

- Sought after location
- Double reception room
- Spacious kitchen/dining room
- Five bedrooms
- Quiet residential road
- Served by Herne Hill railway station
- Close to the delights of Brockwell Park

In detail

We are delighted to bring to the market this attractive five bedroom, two bathroom terraced house for sale on Guernsey Grove, a sought after residential road in Herne Hill.

The spacious accommodation comprises of a double reception room with feature fireplace, built-in seating/storage to the front bay, coving & picture rail and built in storage to the alcoves; the kitchen comprises a good range of wall & base units, central island with breakfast bar, larder cupboard, integrated dishwasher and full height & length bi-fold doors lead to the rear garden; utility room with plumbing for washing machine & tumble dryer.

On the first-floor landing are three double bedrooms & a study, and family bathroom with free standing 'ball & claw' bath & separate shower cubicle, on the top floor is the Principal bedroom with a vast range of cupboards & wardrobes, double doors opening onto a Juliette balcony, and an en suite shower room.

The garden has a decked area immediately outside the bi-fold doors then is mainly laid to lawn with a selection of mature shrubs and trees.

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 viewings are highly recommended.

EPC: E| Council Tax Band F























81-91 69-80

55-68

39-54

21-38

Current Potential

Up 8.06 x 1.67 26'5 x 5'6 Cellar Eaves Bedroom 7.93 x 3.06 26'0 x 10'0 Second Floor Floorplan 5 Bedroom 3.46 x 2.86 11'4 x 9'5 Z Study 2.44 x 2.42 8'0 x 7'11 Bedroom 5.07 x 4.27 16'8 x 14'0 Bedroom 3.66 x 3.16 12'0 x 10'4 First Floor Approximate Gross Internal Area Cellar = 11.8 sq m / 127 sq ft Ground Floor = 71.1 sq m / 765 sq ft First Floor = 66.0 sq m / 710 sq ft Second Floor (Excluding Eaves) = 30.8 sq m / 332 sq ft Total = 179.7 sq m / 1934 sq ft Kitchen 5.39 x 4.77 17'8 x 15'8 ←z **Guernsey Road SE24** 5 Utility 2.77 × 2.34 9'1 × 7'8 3.63 (11'11) Reception Room 4.26 x 3.75 14'0 x 12'4 Garden 13.82 x 5.32 45'4 x 17'5 0 9 0 3.66 x 3.16 12'0 x 10'4 9 9 9

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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.

Ground Floor