



Guernsey Grove SE24
£1,350,000

0208 702 9555
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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



Floorplan

Guernsey Road SE24

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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Ground Floor

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