



Bicknell Road SE5
£999,950

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In general

- Quiet Residential Road
- End Of Terrace
- Double Reception Room
- 3 Double Bedrooms
- Shower Room & Family Bathroom
- Moments From Ruskin Park
- Close To Transport Links

In detail

An opportunity to acquire this immaculately presented three bedroom End of Terrace house for sale on Bicknell Road, a quiet residential road in SE5.

The property which is neutrally decorated throughout benefits from new sash windows, and had been granted planning permission for a loft extension (Ref: 21/04024/LDCP) and ground floor extension (Ref: 21/04023/FUL).

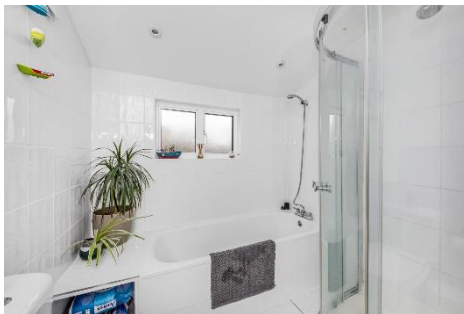
The accommodation comprises a double reception room boasting bay window to front with plantation shutters, feature fireplace, shelving and low level cupboard to alcoves; spacious kitchen/dining room with ample space for a large table & chairs, modern range of wall & base units, separate utility room leading to a downstairs shower room.

On the first floor the principal bedroom has a full wall of built-in wardrobes and two sash windows to front, two further bedrooms (one with views overlooking the pretty communal gardens of Herschell Mews) and a modern bathroom suite. The rear garden has a paved patio area then the garden is mainly laid to lawn with flower & shrub borders.

Bicknell Road is a sought after road, within moments entrance of the delights of Ruskin Park with its children's paddling pool, tennis courts, community garden, wildlife pond and orchard.

The area is served by Denmark Hill & Loughborough Junction railway stations, and local buses traverse Herne Hill Road, Coldharbour Lane and Denmark Hill. Herne Hill centre offers a popular range of restaurant & shopping amenities, railway station (Victoria, Thameslink, Blackfriars) and the vast expanse of Brockwell Park with its cafe & lido.

Early viewings are highly recommended. EPC:D | Council Tax Band: E



Floorplan

Bicknell Road, SE5

Approximate Gross Internal Area
Ground Floor = 66.0 sq m / 710 sq ft
First Floor = 49.6 sq m / 534 sq ft
Total = 115.6 sq m / 1244 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		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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