



Fawnbrake Avenue, SE24  
Guide £2,000,000

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# In general

- Sought after location
- Double reception room
- Rear reception with balcony
- Five double bedrooms, three bathrooms
- Large kitchen & dining room
- Conservatory
- 104ft West facing garden
- Close to transport links

# In detail

Introducing a spacious five double bedroom family home for sale on Fawnbrake Avenue, a sought after tree-lined residential road in Herne Hill.

The vast accommodation is laid across four levels and the property offers a host of original features to include tessellated tiling to the entrance hall, picture rails, cornicing and feature fireplaces to name a few.

The double reception room has large bay windows to front, working fireplace and built-in shelving & cupboards to both alcoves; the rear reception room has double doors leading out onto a balcony, there is a downstairs wc. On the lower level is a utility room and great built-in storage cupboards, the dining room is large enough to accommodate an eight seater table & chairs and leads directly into the good-sized kitchen where you will find a stylish range of Bespoke wall & base units, space for double fridge/freezer & for a Rangemaster oven, there is a handy scullery, windows and double doors lead into the large conservatory. Both the kitchen and conservatory areas have underfloor heating.

On the first floor is the principal bedroom with built-in bespoke wardrobes to both alcoves and an en-suite shower room, and there are a further four double bedrooms and two bathrooms. There is access via loft ladders to two large lofts which are insulated and have lights.

The 104ft West facing rear garden is ideal for a growing family and for those who like to entertain, immediately outside of the conservatory is a large paved area, then the garden has been lovingly landscaped over the years to offer a vast array of flower, shrub & tree borders, a large canvass of colour throughout the Spring & Summer months. There is a Greenhouse and two sheds, and the side secure side access is ideal for those who like to cycle.

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

Early viewings of this fine family home are highly recommended.

EPC: D | Council Tax Band: G



# Floorplan

## Fawbrake Avenue, SE24

Approximate Gross Internal Area

Basement = 71.9 sq m / 774 sq ft

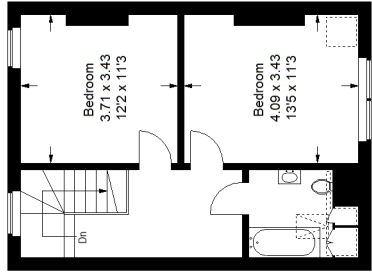
Ground Floor = 89.8 sq m / 751 sq ft

First Floor = 74.5 sq m / 802 sq ft

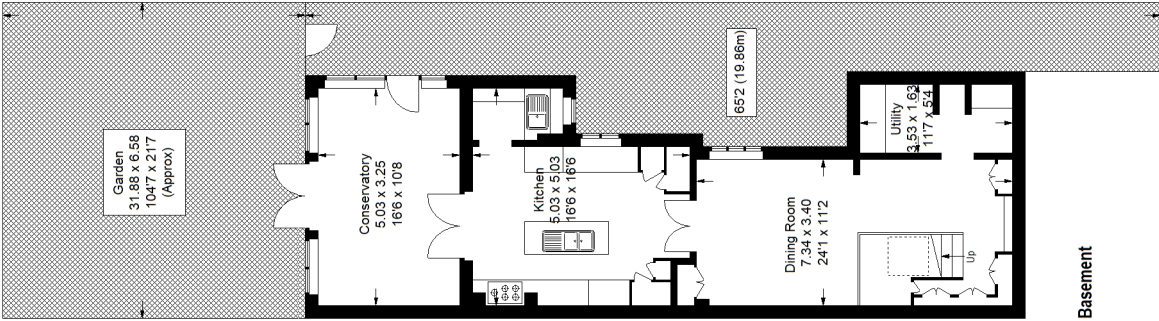
Second Floor = 44.4 sq m / 477 sq ft

Total = 260.6 sq m / 2804 sq ft

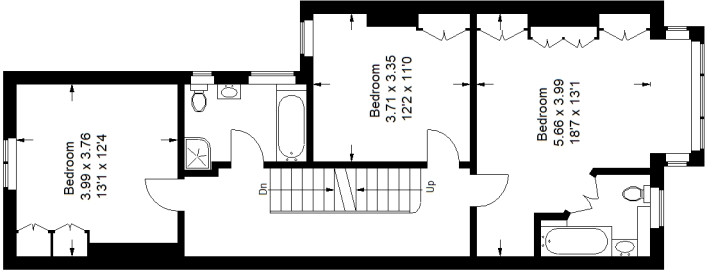
Reduced Headroom Below 1.5M / 5'0"



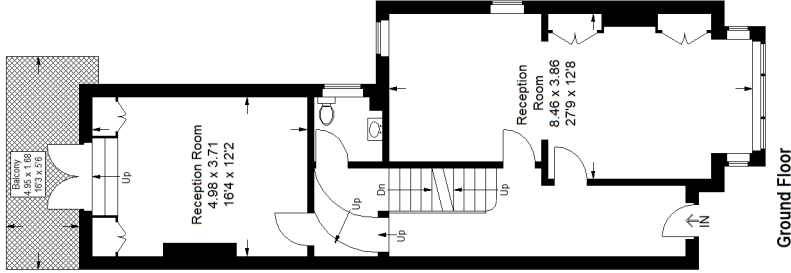
Second Floor



Basement



First Floor



Ground 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	79 C
39-54	E		
21-38	F		
1-20	G		

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