



Winterbrook Road, SE24  
Guide £2,400,000 - £2,450,000

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# In general

- Prime residential road
- Substantial family accommodation
- Immaculately presented throughout
- Close to transport links & shopping amenities
- Good residents association & Whatsapp group

# In detail

We are delighted to offer to the market this most attractive four bedroom, two bathroom semi-detached house on Winterbrook Road, one of the prime, tree-lined (with Japanese Cherry Blossom which bloom in the Spring months) residential roads in central Herne Hill.

The substantial accommodation is laid out across three floors, is immaculately presented throughout, with high ceilings, many original features, and lots of large sash windows affording natural light throughout.

The accommodation comprises a dining room with front bay window & feature fireplace, middle reception room giving access to the kitchen, spacious kitchen/breakfast room with a vast range of wall & base units, built-in oven & hob, french doors lead to the rear garden, there is also a rear reception room with windows & doors to garden, and a downstairs wc.

The principal bedroom suite on the first floor comprises 14'5 x 12'8 bedroom, 12'4 x 11'8 dressing room with bespoke wardrobes (formerly a 5th bedroom) and en-suite shower room, a further double bedroom and family bathroom adorn this floor. On the second floor are two further double bedrooms. Directly outside the property is a patio area, the 50ft x 25ft rear garden is mainly laid to lawn with mature shrub borders.

Central Herne Hill offers a popular selection of restaurant & shopping amenities, railway station (Victoria, Thameslink, Blackfriars) and the vast expanse of Brockwell Park with its lido & cafe. North Dulwich railway also serves the location (London Bridge). Brixton tube is easy to get to via bus or train.

Early viewings are essential to not miss out, call today!

EPC: E | Council Tax Band: G





# Floorplan

## Winterbrook Road, SE24

Approximate Gross Internal Area

Ground Floor = 90.0 sq m / 969 sq ft

First Floor = 69.5 sq m / 748 sq ft

Second Floor (Excluding Void / Eaves)

39.3 sq m / 423 sq ft

Total = 198.8 sq m / 2140 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		54 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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