



Erlanger Road, SE14

£1,750,000

This wonderful, six bedroom Victorian home has a lot to offer, with scope to apply your own stamp, generous sized rooms and sun trapped garden. This property is the perfect family home.

Erlanger Road is a highly sought after street, lined by plain trees with very little traffic, the area features a nice park with tennis courts and the Hills Station Community cafe, which has live music and pizza on the weekends. New Cross Gate and Peckham Queens Road stations are a stones throw away, providing access in to central London within as little as 15 minutes. Nearby amenities include Sainsburys supermarket, as well as several cafes, restaurants, bars and pubs, including London's No.1 rated pub, Skehans Irish pub.

Features

- Six Bedrooms
- Over 2200 Sq Ft
- Large Rear Garden
- Two Reception Rooms
- Telegraph Hill Conservation Area
- Original Features



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Erlanger Road is one of Telegraph Hill's Prime roads, generally offering a larger style of Victorian housing. The current owners have kept all of the charming character throughout the property, with original fire places in the reception rooms and bedrooms, as well as the original cornicing throughout the home.

Upon entering this home, you are greeted by an inviting hallway, with two reception rooms that has patio doors on to the garden and the large kitchen diner offers a fantastic area for hosting family gatherings. The lower ground floor profits from a shower room, ample storage and a multi purpose room which could be benefitted as a home gym, play room for kids or additionally a bedroom for visiting relatives or even your Au Pair.

The top two floors consist of five double bedrooms, with the main bedroom measuring 17'9" x 15'6" with feature bay window and the family bathroom. Externally, there is a lovely mature front garden and tiled pathway leading to the house as well as a large rear garden, which measures approximately 70-80ft.



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Approx Internal Area: 211.7 sq. m (2,278.6 sq. ft)
External Cupboard: 1.4 sq. m (15.1 sq. ft)

Dexters

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Energy Rating: F. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

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