



Deerbrook Road, Herne Hill, SE24

4 bedroom house for sale

£1,300,000

Freehold

## Property Details

A characterful four double bedroom Victorian home close to Brockwell Park. An attractive hall has opulent corning and access to a cellar. The dual-aspect reception is grand and packed full of character - double partition doors create a cosy feel on winter evenings whilst French doors allow garden access. The dine-in kitchen provides a great family hub, with sleek neutral cabinetry down both sides, finished with homely wooden surfaces. Flooded with light, the dining area is an inviting space in which to dine and entertain. Patio doors open onto the serene private garden, with a grassy lawn plus meandering paving to create multiple seating areas. On the first floor are three of the four bedrooms, all of which are comfortable doubles. The principal bedroom runs the width of the house with plenty of storage space plus charming features. A modern family bathroom serves the bedrooms on this floor. Stairs lead to another sizeable bedroom with a second bathroom. There is also a large loft for storage, with precedent set on the road should the purchaser wish to seek permissions in the future to extend into the loft, and potentially the side return.

Council tax band F    EPC rating E (42)

## Features

- Four double bedrooms
- Two bathrooms
- Private garden
- Victorian house
- Sought-after street close to Brockwell Park
- Short walk to Herne Hill and Tulse Hill
- Trains a five-minute stroll away
- Brixton and Victoria Line nine-minutes by bus
- Within catchment area for multiple Ofsted outstanding schools
- Chain-free and freehold





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**Deerbrook Road, SE24**  
**4 Bedroom House**

APPROXIMATE GROSS INTERNAL AREA: 1978 SQ FT / 183.8 SQ M



While we try our very best, floor plans are produced as a guide only and we take no responsibility for the precise accuracy with which any property is represented.

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