

Croxted Road, SE21



Herne Hill, London
4 Bedrooms
Freehold
£1,400,000

BO SQ



Summary

This vast four-bedroom town house stands proudly amongst the Edwardian terraces on Herne Hill's famous Croxted Road, just a short walk from Brockwell park. The home was built in the early 1900's, and has been well cared for, maintained and improved over a number of years, but still presents an exciting opportunity to extend the kitchen into the side return.

Internally, the large rooms, corridors and landings make for easy and spacious movement around the house. With a total of four split-level floors plus the loft, the home embraces the typical period style of private but well connected and proportioned rooms.

The location of the home is wonderful. It is surrounded by green spaces and parks; the entrance to Brockwell Park is just a 5 minute walk away, whilst Dulwich Sports Park is just a 4 minute walk and provides direct and green access to Dulwich Picture Gallery. Additionally, the ever-growing abundance of independent shops, buzzy restaurants, and thriving markets of Herne Hill high street are just a 12 minute walk from the home, as is the overground station.



House Tour

Through the front gate and large front garden, is the front door, complete with a beautiful stained glass detail above. Inside, a typical spacious period entrance hallway with timber floorboards and ceiling cornices leads to the staircase up, and to a small staircase down to the kitchen and ground floor bathroom. To the left off the entrance corridor are the two double aspect reception rooms, spatially connected but separable by the original Edwardian folding timber doors. Light floods into both rooms from the triple fronted windows at the front of the home, and through the door leading to the side return at the rear of the home.

The kitchen has a back door leading out onto alfresco seating under the pergola, and to the garden beyond. There is a large fully tiled bathroom on this level, equip with a shower.



From the ground floor the first flight of stairs leads to a large landing area, and a beautiful family bathroom with a traditional bath, and casement window. There is a usefully separate WC on this level. The first double bedroom is also on this level, with two large sash windows providing a beautiful view over the garden. Up a further set of stairs is another double bedroom with bespoke built in wardrobes and an original fireplace, and the large master bedroom, with an original fireplace and multiple large sash windows. Up a final set of stairs at the back of the house is the fourth and final double bedroom, again with an original fireplace and beautiful sash window providing heightened views of the garden. A wonderful addition on this floor is a separate characterful study, which leads to a large boarded loft space, made easily accessible through a small set of stairs.



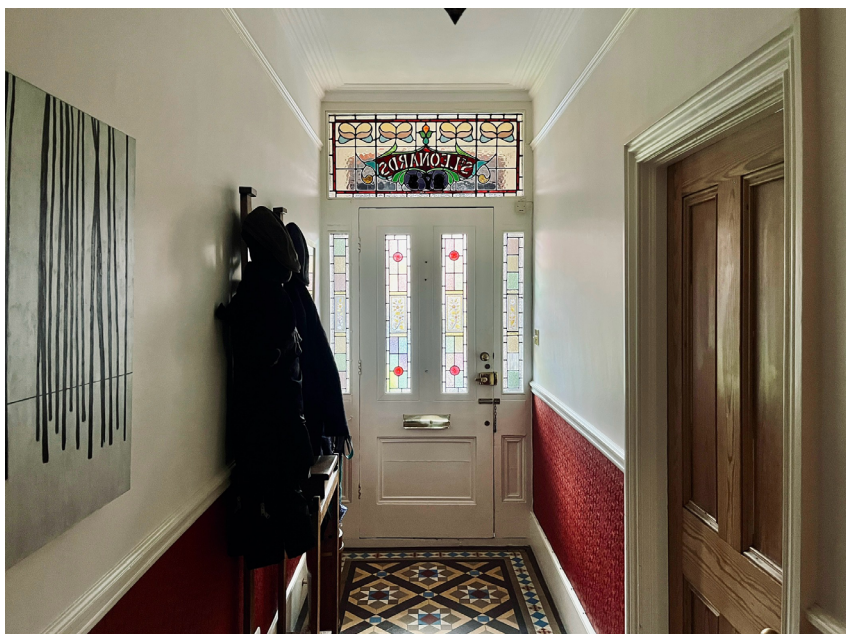


Garden

The long south-west facing garden has been well cared for by the current owners, who created a wildlife pond during the first lock-down in 2020 that is now home to a plethora of plants, insects and animals.

A pergola decorated with a climbing rose covers a decked area just outside of the kitchen door, creating a beautiful additional dining space in the summer months with easy access into the kitchen and downstairs bathroom. A wood and bicycle store is also neatly tucked away here, and further garden storage space is provided in a nicely camouflaged shed at the bottom of the garden.

The garden itself backs onto the playground of the highly rated Turney School which finishes at 3pm, making the garden a quiet and relaxing place every evening, and completely private.



Connectivity & Amenities

The house is well connected to the centre of London. It is a 12 minute walk away from Herne Hill overground station, providing links to Blackfriars, Farringdon, St Pancras, and London Victoria. There are a number of bus routes running along Croxted Road and through the centre of Herne Hill.



The house is a 12 minute walk to the bustle of Herne Hill, perhaps most famous for its blissful Sunday market, with many independent traders selling a variety of goods such as cakes, jewellery, eggs and the morning paper, tartiflette and antiques. During the rest of the week, the little woven set of high streets are home to lovely shops, cafés, pubs such as The Florence, and restaurants such as Llywellens and The Peachy Goat that make for a glorious afternoon perusal.



The entrance to Brockwell park is just a 5 minute walk away. The popular park is set within a hilly landscape and is comprised of a network of ponds, trees, a walled 'Old English' flower garden and wide, open meadows. Brockwell Lido is a favourite spot within the park for outdoor swimming, as well as being home to a good gym and cafe. Brockwell Park is also home to a ride-on miniature railway and Community Greenhouses, both of which are run by the community. It contains a wide mixture of formal and informal sports and play facilities, tennis and basketball courts, and grass football pitches. It is also home to the Lambeth Country Show, which usually runs over two days in the third week of July each year, as well as a wide range of commercial and community events.