

BICKNELL ROAD, HERNE HILL, SE5
FREEHOLD
OFFERS IN EXCESS OF £1,000,000



SPEC

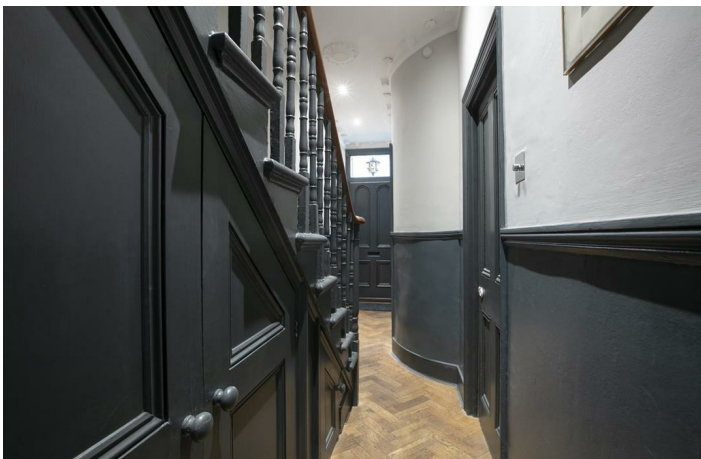
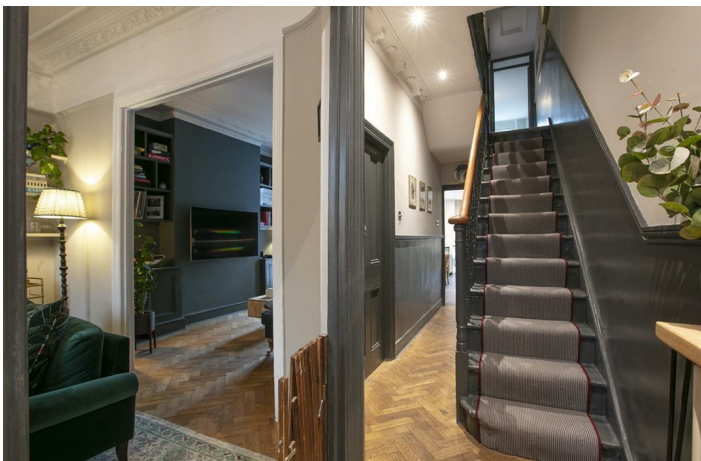
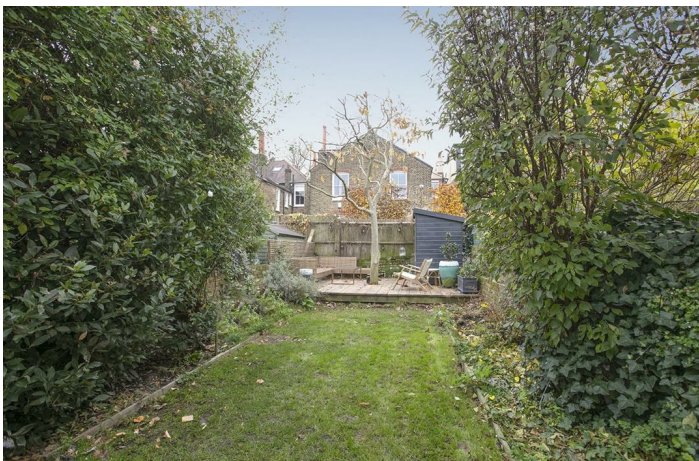
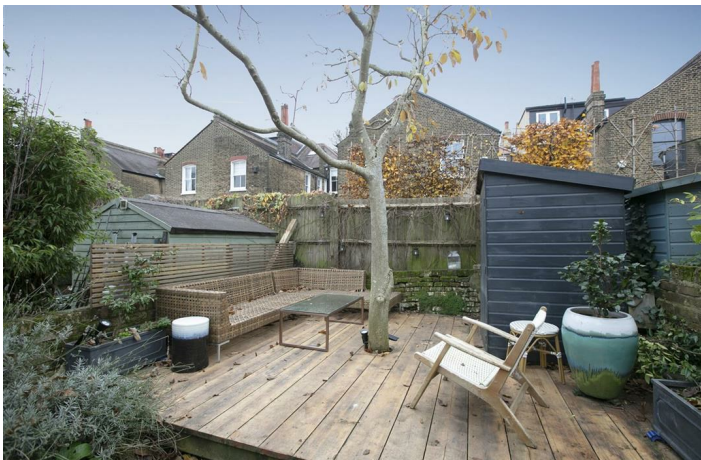
Bedrooms : 3
Receptions : 1
Bathrooms : 1

FEATURES

Elegant Decor Throughout
Generous Mature Rear Garden
Moments From Ruskin Park
Excellent Transport Links
Freehold
Virtual Tour Available on Request



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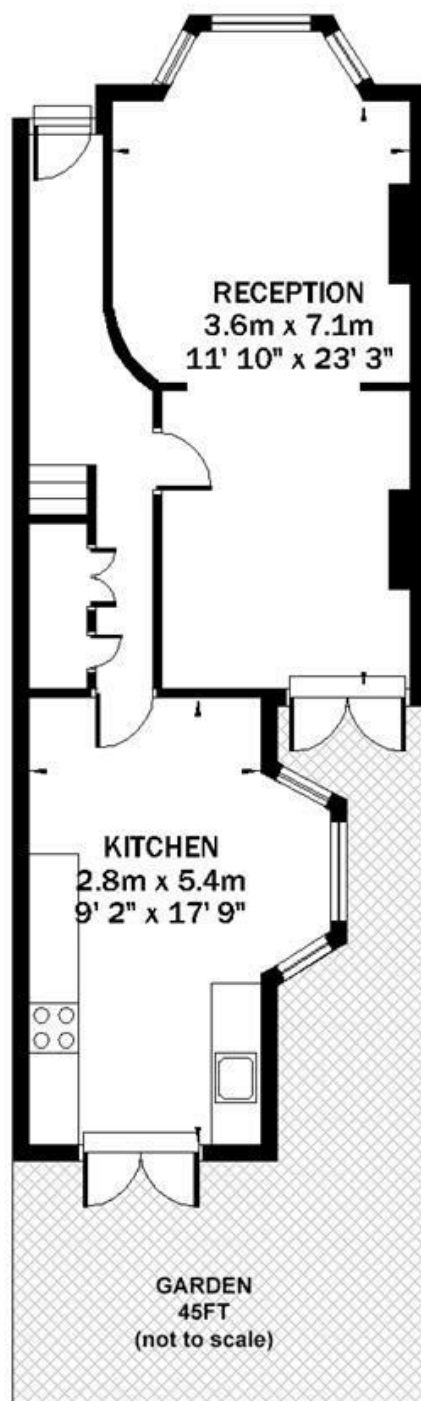
Well Placed Three Bedroom Victorian Home With Elegant Finish Throughout - CHAIN FREE.

This picture-perfect three bed Victorian charmer sits in a mature, sought-after enclave of streets bordering Ruskin Park. The accommodation comprises a beautiful double reception, large kitchen/diner, three pretty bedrooms and a rather tasty bathroom. Original Victorian features abound, as does expertly chosen fixtures and decor. We're in love with that fantastic herringbone Parquet flooring and sublime wall tones throughout. Subject to planning you could easily convert the loft and perhaps a side return too! The garden is well presented and enjoys abundant greenery and a decked patio. The current owners have instated a new slate roof and upgraded the fuse box/electrics as well as some lovely decking, shutters and quality carpeting. The location offers yet more to love. There's a real sense of community in this immediate area and you're within an easy walk of both Camberwell and Brixton for some of London's best eateries. Transport wise you're within an 8 minute walk of Denmark Hill Station for services to Victoria and the London Overground Line. Loughborough Junction Station is even closer for yet more swift central services. Herne Hill is walkable and you'll just love Ruskin Park - it's right around the corner!

The house is set back from its right hand neighbour affording a welcome sense of seclusion. Your front garden, walled and with dainty black gate, leads you inward past high privet hedging and a charming pebble bed garden centred around a mature Magnolia tree. The original door dons a handsome lion knocker and opens to your hall where complimentary shades are separated at dado level. Original cornice work continues along the curved wall to the reception. Both ends of this elegant space enjoy more original cornice work. The period fireplace and mantel supply a warming centre point and there is some built-in shelving for displaying the holiday snaps. The gorgeous oak Parquet has been aged by a process called 'Tumbling' which gives a wonderfully authentic texture. You'll find two separate understairs storage points preceding your kitchen/diner which runs over 5 metres from the end of the hall. Here you'll note wonderful Brazilian slate flooring, fitted shelving and track lighting. A side bay window supplies the perfect spot for the dining table. Your cabinets are simple and fitting with pretty glass handles and solid looking marble worktops. A deep ceramic butler sink sits next to the double glass doors. Many neighboring houses have extended the kitchen into the full width at the rear - it's an exciting prospect to consider! The garden enjoys a lovely York stone patio and railway sleepers bordering a raised lawn lined with mature plants and shrubs. It's a wonderful spot for summer.

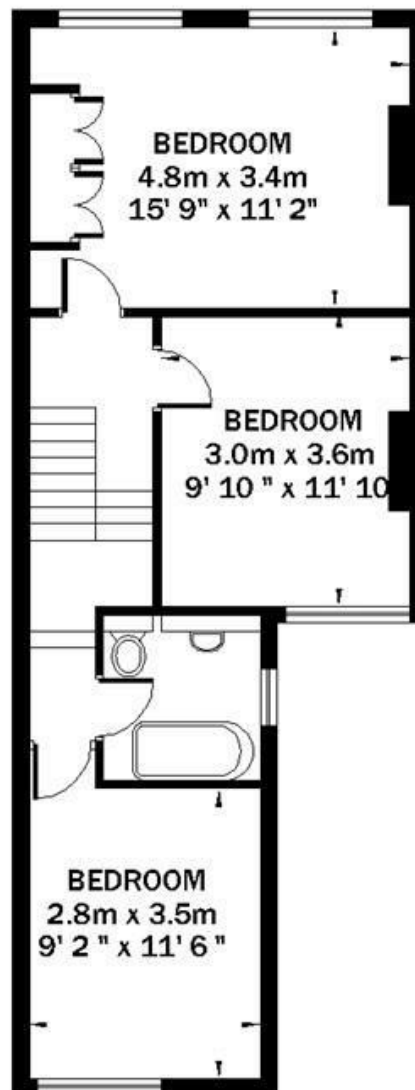
Moving to the upper floor, you find the landing has fitted storage and attic access. Your master bedroom fronts the street through two lovely sash windows. Wood panelling up to picture rail level is painted to match your twin wooden fitted wardrobes. There's a low level school house radiator under each window and integrated dimmer switches behind the bed. The second double bedroom comes next along the landing with lime washed timber flooring. The alcove houses an integrated desk and some raised box shelving. Your beautiful bathroom features some show stopping Parisian handmade Vintage style floor tiles with underfloor heating. There's a period style heated towel rail, roll top bath with drencher, stand alone wash hand basin and fab vintage loo. Your third and final carpeted double bedroom promises a side aspect nautical window and some lovely neutral wall shades.

The much-loved Cambria pub is currently being renovated to include a swanky new restaurant, bar and beer garden. It's just around the corner and a fantastic spot to meet the friendly neighbors. Dulwich Village, Camberwell, Herne Hill and Brixton Village are all within easy reach for more great bars and restaurants. Brixton underground is a brisk 15 minute walk and Loughborough Junction overground is an easy 5 minute walk, with a direct line to Blackfriars (7 mins) and Kings Cross St Pancras (15 mins). If you'd rather be walking the dog, playing a game of tennis or simply hugging a tree, Ruskin Park is a mere 3 minute walk away, while a short drive will have you at the ever-popular Brockwell Park and its Lido. If kiddies are in the picture, Herne Hill nurseries are close by, as is the well-regarded St. Saviour's school. Camberwell promises a flood more bars and eateries. We love Theo's pizza, FM Mangal, The Tiger and The Hermit's Cave.



GROUND FLOOR

Approximate internal area :
50.95 sq m / 548 sq ft



FIRST FLOOR

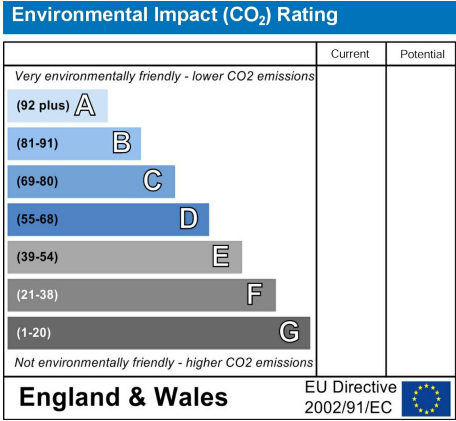
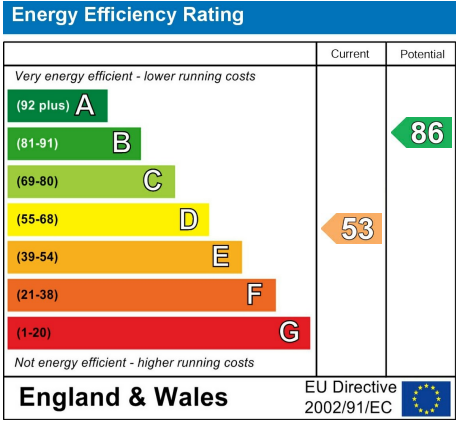
Approximate internal area :
49.45 sq m / 532 sq ft

TOTAL APPROX FLOOR AREA

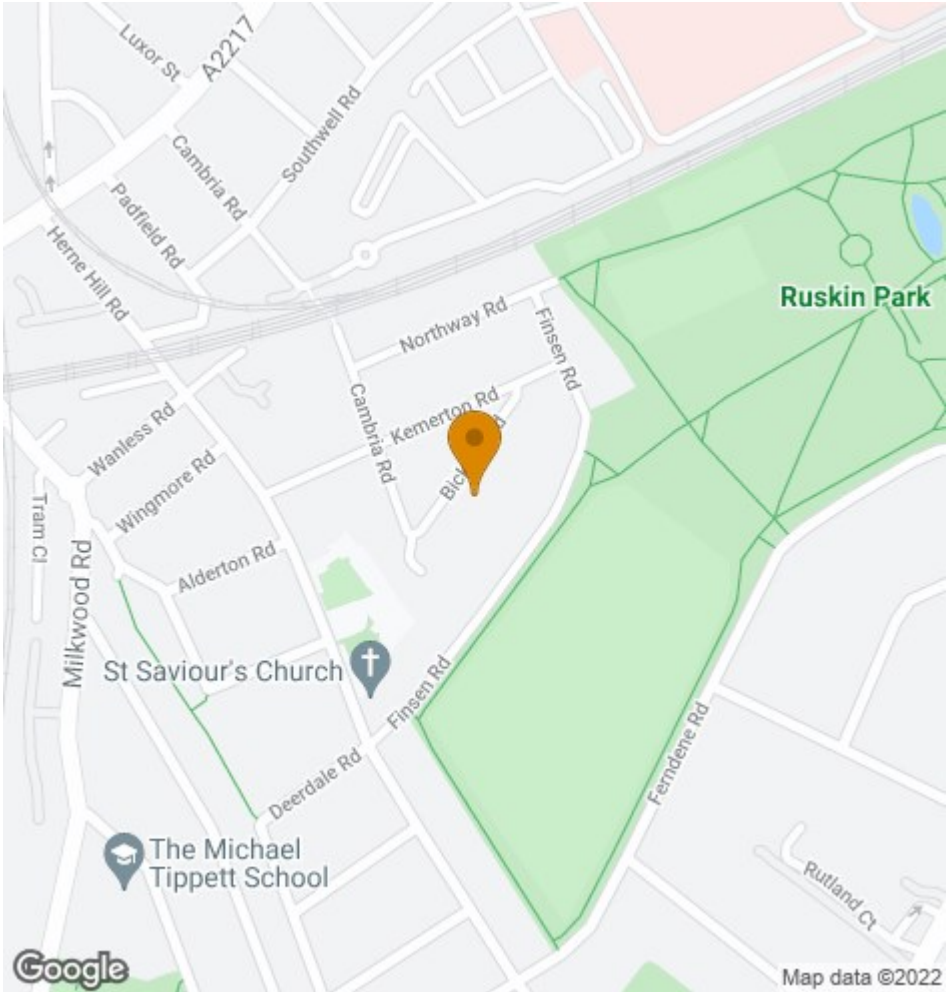
Approximate internal area : 100.35 sq m / 1080 sq ft
Measurements for guidance only / Not to scale



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All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.



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