



Shardcroft Avenue, SE24
£695,000

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In general

- Own entrance
- Spacious & bright reception
- Open plan kitchen/dining room
- Two bedrooms & family bathroom
- Double glazed throughout
- Private rear garden
- Share of Freehold
- Close to transport links

In detail

Immediate viewings are essential on this immaculately presented two bedroom garden maisonette situated on Shardcroft Avenue, SE24.

The property benefits from having its own entrance, is stylishly decorated throughout, has modern sash effect double-glazed windows with attractive shutters, and is share of freehold.

The spacious accommodation comprises an inviting entrance hall with a coat storage area and storage cupboard, leading to a hallway with a stunning feature bookcase. The open-plan kitchen/dining room has a modern range of wall and base units, integrated oven and Smeg hob, slimline dishwasher and separate pantry with plumbing for a washing machine. The dining area has a glazed roof and fitted seating benches with hidden storage. The kitchen leads onto a smart patio area with a glazed roof, followed by three steps leading up to the delightful shingled and mature rear garden. The garden is well-screened and secluded, and has a plethora of trees, shrubs and plants, including cream and red roses trailing over an arbour, wisteria and bluebells.

The bright reception room has large windows to the front, built-in cupboards and shelving to both alcoves, and an attractive cast iron fireplace and radiator. The ceiling has been soundproofed and there are stripped floorboards.

The main bedroom has a window to the side, two built-in double wardrobes and ample overhead storage cupboards. The second bedroom has a window to the side and herringbone engineered wood flooring. There is a white bathroom suite comprising a bath with heritage overhead rain shower, WC, handwash basin, vanity unit and heated towel rail.

There is also a fully tanked and converted basement with ample storage cupboards, which is currently being used as a home office.

Herne Hill railway station is a few minutes' walk, with rapid services into Victoria, Blackfriars and Thameslink. Central Herne Hill offers a popular range of restaurant and shopping amenities, including the well-known Farmers' Market on Sundays, and access to the vast expanse of Brockwell Park with its lido and cafe. Ruskin Park is also close by.

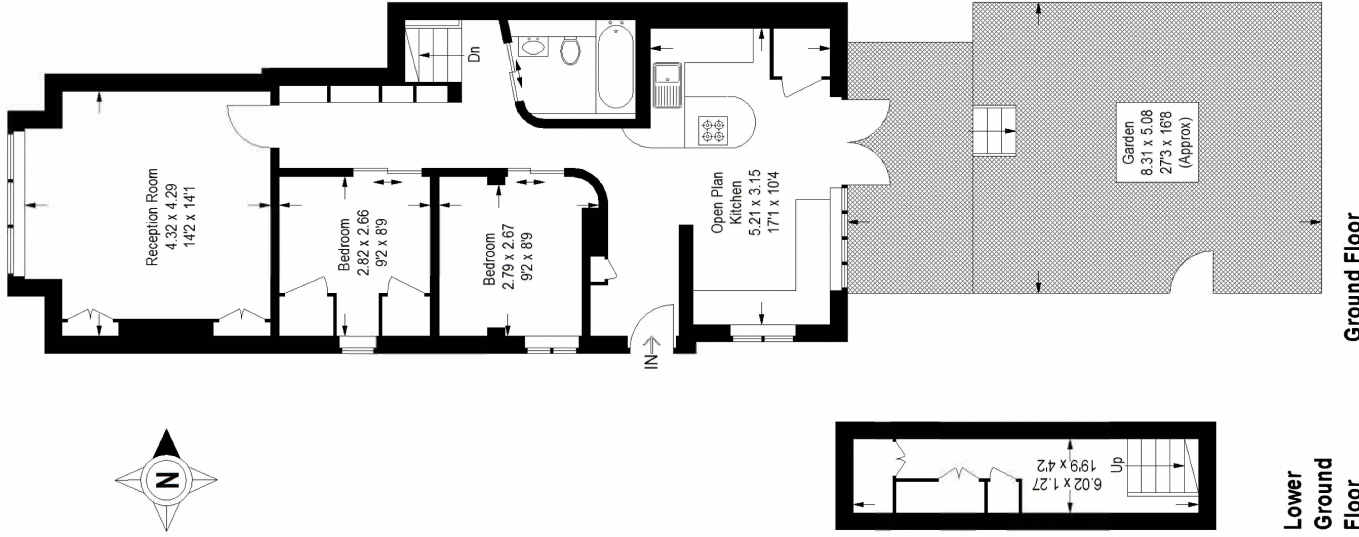
EPC: E | Council Tax Band: C | Share of Freehold | Lease Term Remaining: 991 Years | GR: TBC | SC: TBC | BI: TBC



Floorplan

Shardcroft Avenue, SE24

Approximate Gross Internal Area
77.0 sq m / 829 sq ft



Lower
Ground
Floor

Ground Floor

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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		
69-80	C		75 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

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