



Croxted Road, SE24
Guide £1,200,000

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In general

- End of Terrace house
- Double reception room
- Good-sized kitchen/dining room
- Four double bedrooms
- Bathroom & shower room
- Rear garden with gated side access
- Two off-road parking spaces
- Close to transport links
- Brockwell Park close by

In detail

An opportunity to purchase a four bedroom End of Terrace house for sale on Croxted Road close to the junction with Guernsey Grove SE24.

The spacious accommodation comprises a front reception room with large windows and a feature fireplace, double doors lead to the rear reception room, storage cellar, to the rear of the property is a good-sized kitchen/dining room with a range of wall & base units, two windows to side and ample space to dine, there is a small utility room and a downstairs wc, a door from here leads to the rear garden. On the upper levels are four good sized double bedrooms, shower room, separate wc and family bathroom. A good size storage loft is accessed via the bathroom.

The rear garden is mainly paved with mature shrub, flower and tree borders.

Central Herne Hill offers a popular selection of restaurant & shopping amenities, Herne Hill railway station (Victoria/Thameslink/Blackfriars) and access to the vast expanse of Brockwell Park with its lido & cafe.

The property is offered to the market Chain Free.

EPC: TBC | Council Tax Band: F



Floorplan

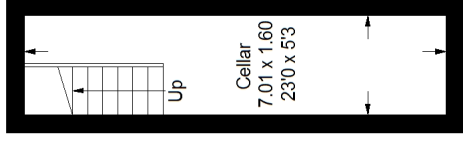
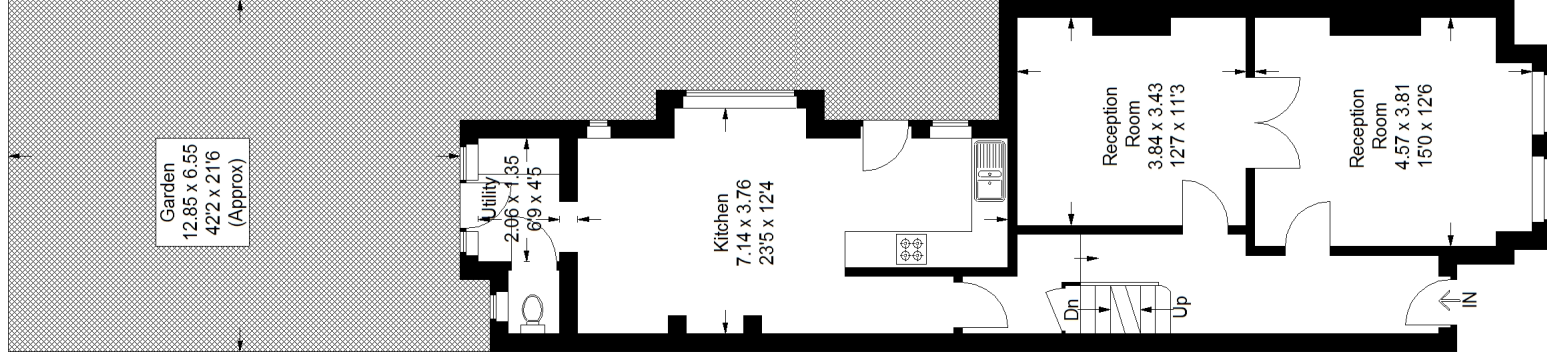
Croxted Road, SE24

Approximate Gross Internal Area (Excluding Eaves)

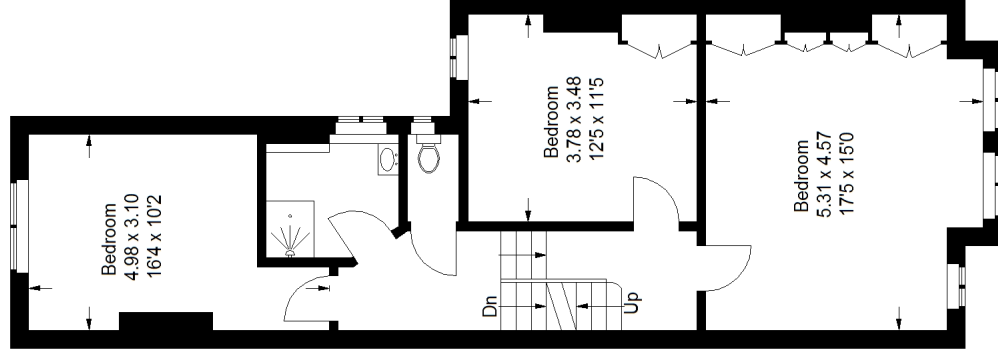
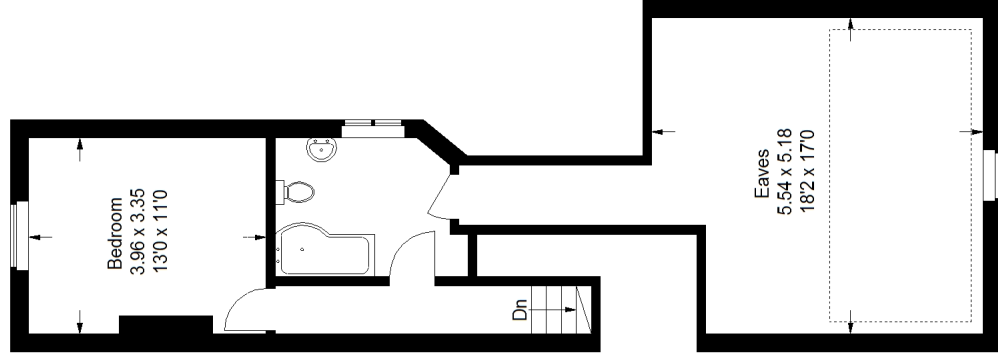
170.7 sq m / 1837 sq ft

Utility = 4.0 sq m / 43 sq ft

Total = 174.7 sq m / 1880 sq ft



Cellar



Ground Floor

First Floor

Second Floor

= Reduced headroom below 1.5 m / 5'0"

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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.

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