



Croxted Road, SE24 | Guide Price £1,375,000

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In General

- Double reception room
- Extended kitchen/dining room
- Five bedrooms
- Bathroom & shower room
- Well established garden
- Off street parking
- Close to transport links
- Access to Brockwell Park

In Detail

A rare opportunity to purchase this attractive five bedroom, two bathroom family home on Croxted Road SE24. The property retains a host of original features to include cornicing, ceiling roses, picture rails and tessellated tiled floor to the entrance hall.

The property is well presented throughout and was extended to the rear approximately 15 years ago. There is a double reception room retaining the original bi-fold dividing doors, with bay window to front affording plenty of natural light, feature fireplace to the rear section, and wood flooring throughout.

There is a good-sized cellar for storage, and a downstairs wc/utility room. The spacious kitchen/dining room has a vast range of wall & base units, integrated Neff double oven and a four ring gas hob is inset to the island. There is ample space for a large dining table & chairs, and full height & width sliding doors give access to the rear garden.

The principal bedroom is on the first floor with three casement windows overlooking the front, feature cast iron fireplace and painted floorboards. There are a further three double bedrooms, bathroom & wc. on this level and on the top floor a spacious shower room (with access to attic storage) and double bedroom with eaves storage.

To the front of the property is off-street parking for one vehicle, and there are an array of mature shrubs & trees. The rear garden has a patio area directly outside the kitchen, three steps lead up to the main section of garden where you can dine, barbecue and entertain family & friends. A large selection of mature flowers, shrubs & trees are springing to life and will adorn the garden with glorious colour.

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

Early viewings are highly recommended.

EPC: D | Council Tax Band: F



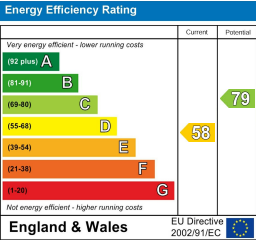
Floorplan

Croxted Road, SE24

Approximate Gross Internal Area
(Excluding Eaves)
208.8 sq m / 2248 sq ft



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Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions,
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