



Croxted Road, SE24 | Guide Price £1,499,950

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In General

- Immaculately presented
- Two reception rooms
- Extended kitchen/reception
- Five bedrooms
- Three bathrooms
- Close to bus routes
- Served by Herne Hill railway
- Nearby Brockwell Park

In Detail

We are delighted to offer to the market this spacious five bedroom, family house on Croxted Road, a tree-lined road in the heart of Herne Hill, SE24. The property offers extensive accommodation of 2,063 sq m, the rear has been extended to form a large kitchen/reception room, there is air conditioning throughout and a basement cellar provides good storage.

To the front of the house is a great sized reception room with square bay window to front, modern fireplace with gas insert, Herringbone flooring, coving and ceiling rose, double glazed doors lead through to the mid-reception/dining room which has a wide arch & steps leading to the rear of the house. There is a downstairs cloakroom.

The extended kitchen/reception has a stylish range of wall & base units with quartz work surfaces, integrated induction hob, oven & grill, one and a half bowl ceramic sink inset to a spacious island with breakfast area, this area has underfloor heating. The spacious reception area is well lit by five velux windows and extensive sliding doors affording lots of natural light.

The principal bedroom is on the top floor with a Velux window to front and a Juliette balcony to rear (where you can catch a glimpse of Brockwell Park & the Manor House, there is a shower room on this level too. There are a further 4 double bedrooms, shower room & family bathroom.

Central Herne Hill offers a popular range of restaurant & shopping amenities, railway station (Victoria, Thameslink, Blackfriars), and various bus routes traverse nearby roads. Rosendale School, an Ofsted outstanding school is nearby.

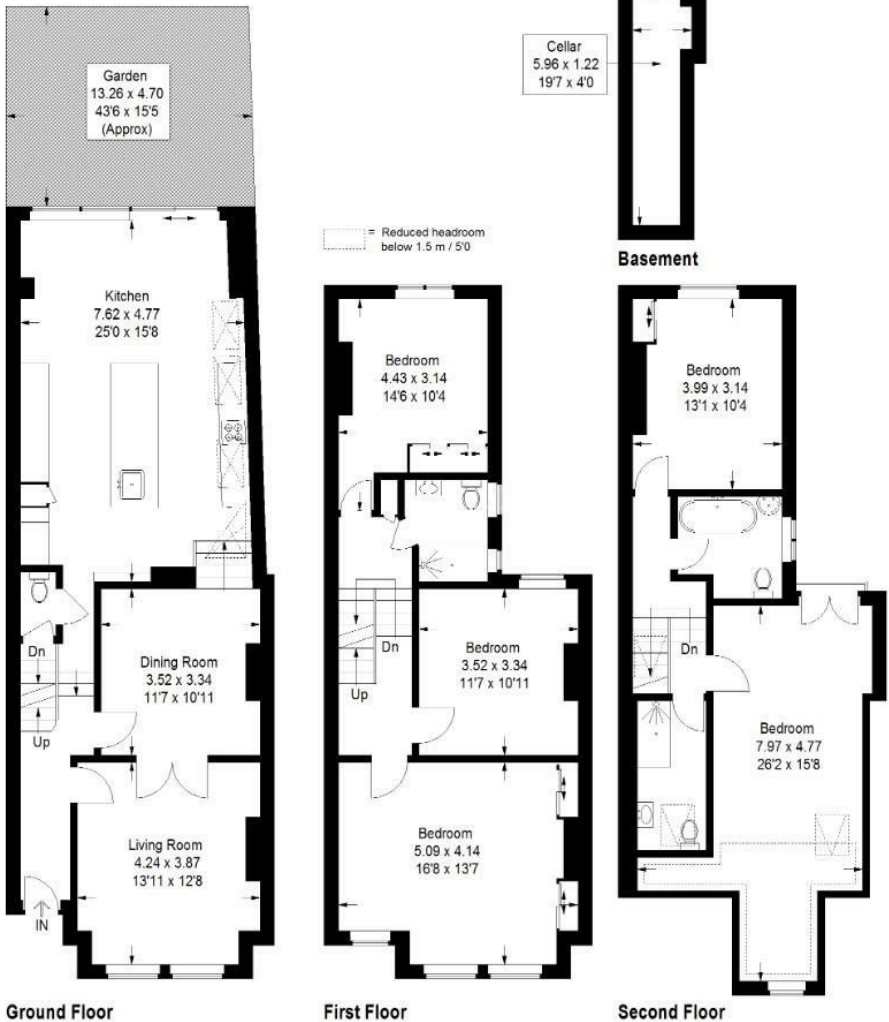
EPC: C | Council Tax Band: F



Floorplan

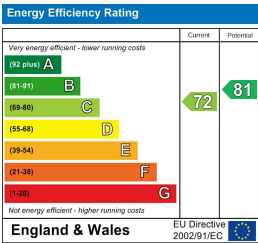
Croxted Road, SE24

Approximate Gross Internal Area
191.7 sq m / 2063 sq ft



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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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