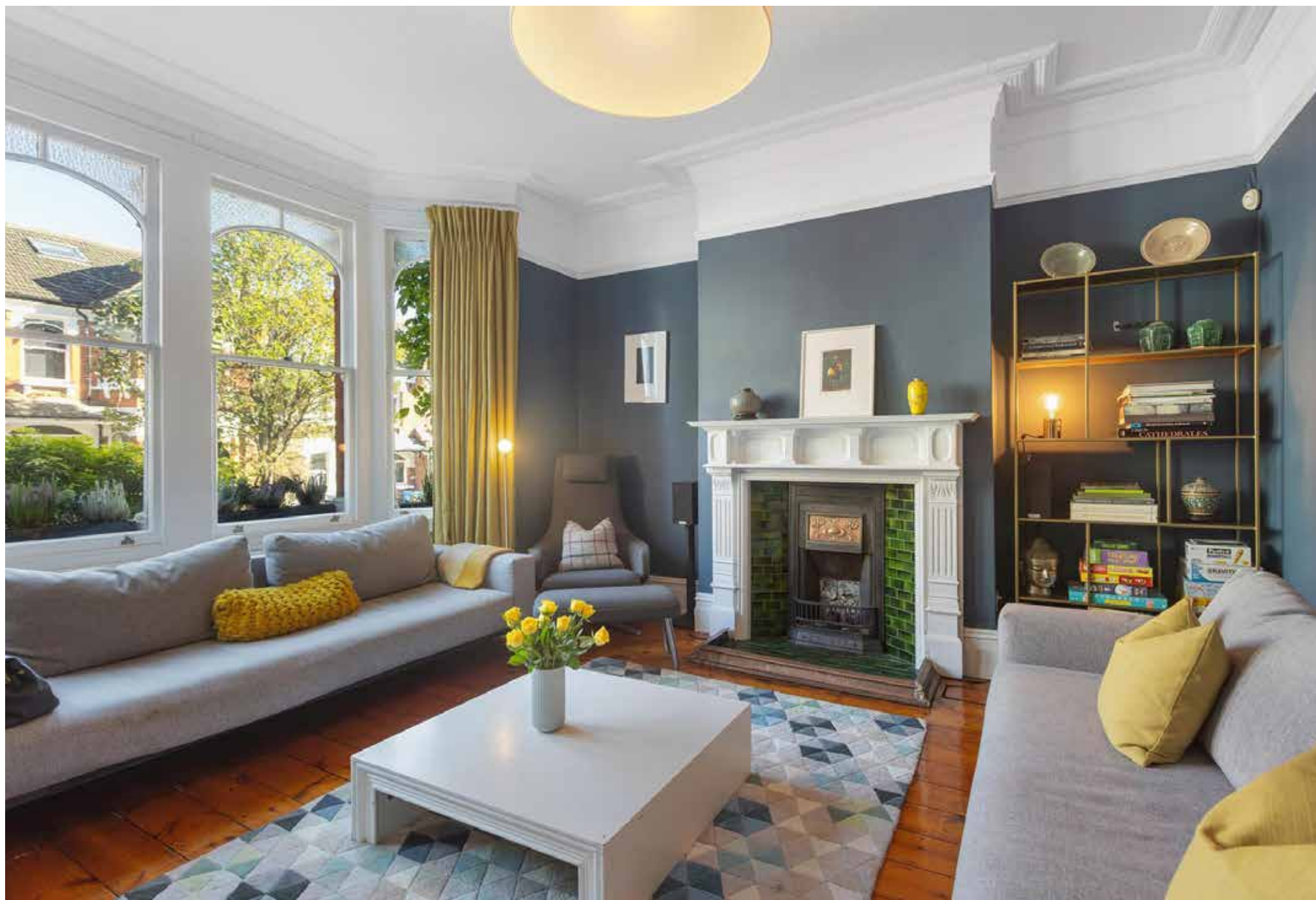




DANECROFT ROAD

Herne Hill SE24



DANECROFT ROAD SE24

A substantial, beautifully presented Victorian family home in the sought-after North Dulwich Triangle, with 2,600+ sq ft, a south-facing garden and garden studio.



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Local Authority: London Borough of Southwark

Council Tax band: F

Tenure: Freehold

Guide Price: £1,875,000



DANECROFT ROAD

The house combines generous period proportions with contemporary family living, retaining original features including high ceilings, stained glass and an ornate fireplace.

The ground floor provides excellent space for both everyday family life and entertaining, with a bay-fronted reception room, additional family room and a particularly light and spacious open-plan kitchen/diner. Large expanses of glass bring in an abundance of natural light and provide direct access to the garden. A separate utility room, cloakroom and excellent storage add valuable practicality.







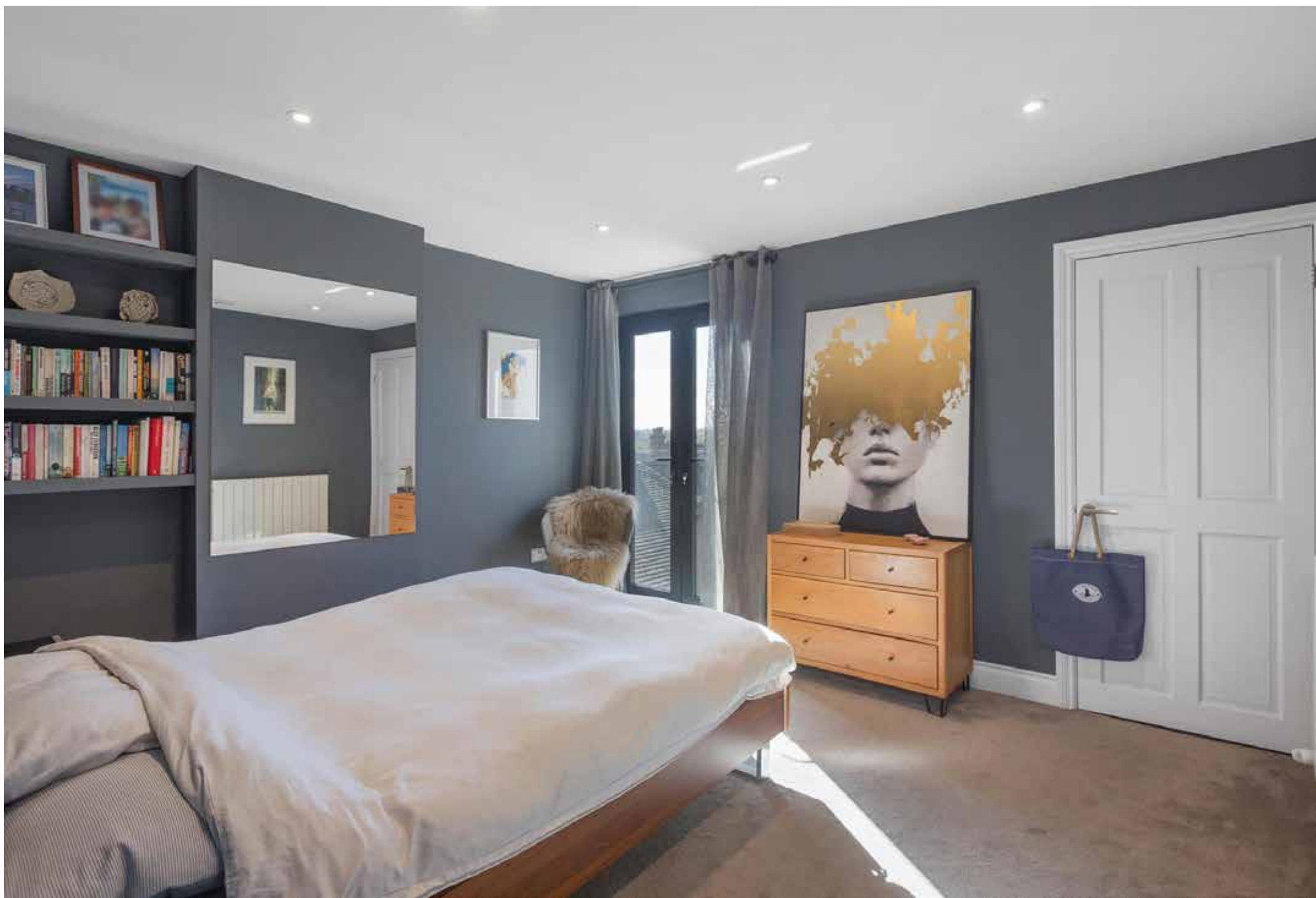
BEAUTIFUL PERIOD HOME IN HERNE HILL

The landscaped rear garden enjoys a southerly aspect and provides a natural extension of the living space. At the end of the garden is a separate studio, currently used as a gym and equally well suited to a home office, playroom or creative space.

Across the upper floors are four generously proportioned bedrooms together with a flexible fifth bedroom or study. The principal bedroom benefits from an en-suite shower room, with a further family bathroom serving the remaining bedrooms.

The converted top floor is particularly light, with double glazing, multiple Velux windows and a Juliet balcony. Ample eaves storage runs along both sides of the loft, providing extensive additional storage without compromising the living space.



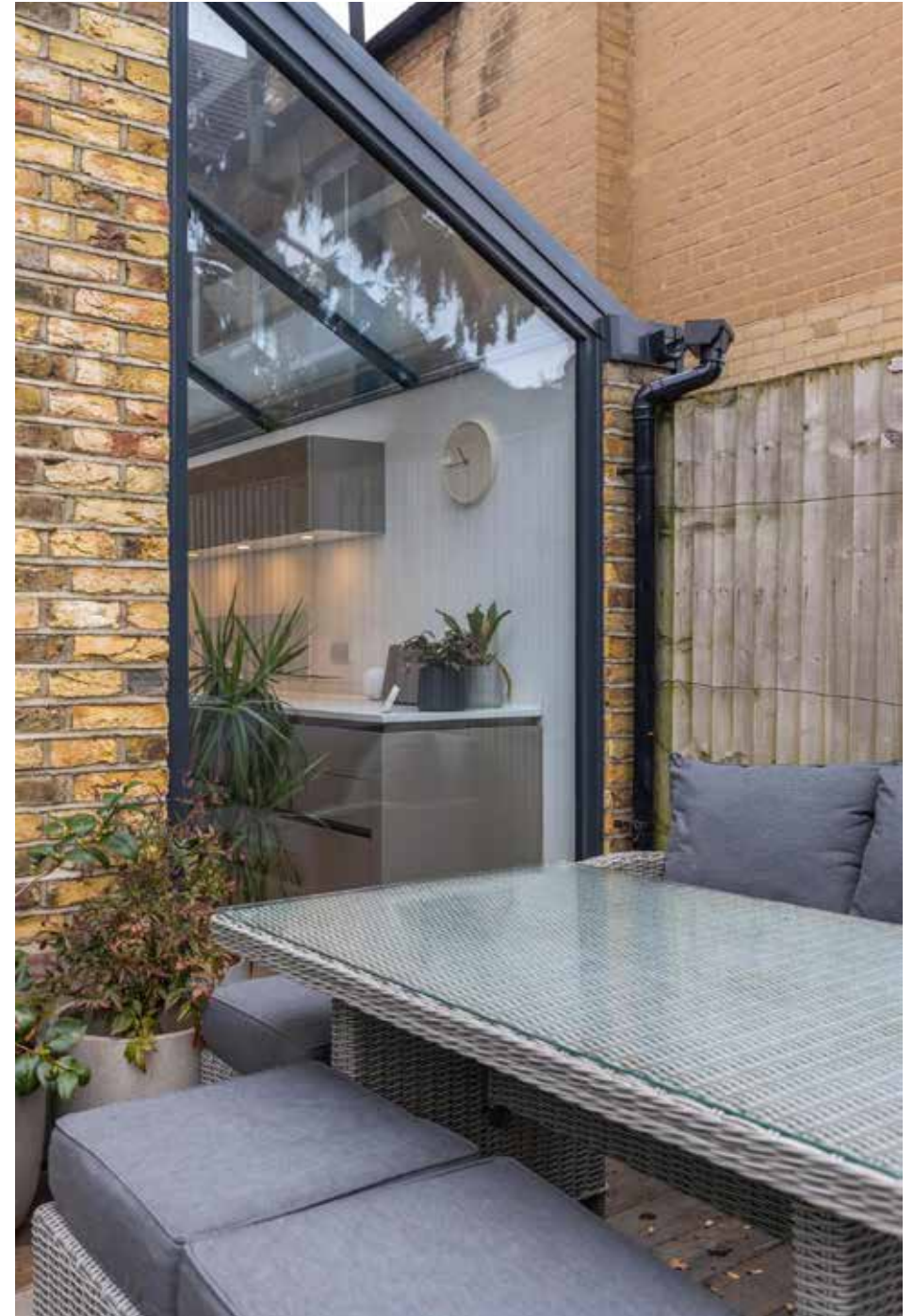




THE LOCAL AREA

Danecroft Road is ideally positioned within the North Dulwich Triangle and within the catchment area for The Charter School North Dulwich, as well as being close to a wide choice of highly regarded state and independent schools.

Dulwich Village, Half Moon Lane and Herne Hill are all within easy reach, together with Dulwich Park, Sunray Gardens and Brockwell Park. North Dulwich station is approximately 0.4 miles away, providing direct services to London Bridge, with Herne Hill and Denmark Hill stations also within easy reach.







Approximate Gross Internal Area = 201.7 sq m / 2,170 sq ft (Excluding Eaves/ Reduced Headroom)
 Eaves/ Reduced Headroom = 32.1 sq m / 345 sq ft | Outbuilding = 10.0 sq m / 108 sq ft
 Inclusive Total Area = 243.8 sq m / 2,623 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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