



Hinton Road, SE24 | Offers In Excess Of £795,000

02087029555

hernehill@pedderproperty.com

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In General

- Victorian terraced house
- Chain free
- Three double bedrooms
- Two bathrooms (bathroom + shower room)
- Two reception rooms
- Kitchen/dining room
- Paved rear garden with rear access
- Scope to extend STPP (side return & loft)
- Excellent transport links
- Close to Ruskin Park and within easy reach of Brixton Hill and Herne Hill

In Detail

We are delighted to bring to the market this three double bedroom, two bathroom Victorian terraced house on Hinton Road, a tree-lined residential road in Herne Hill.

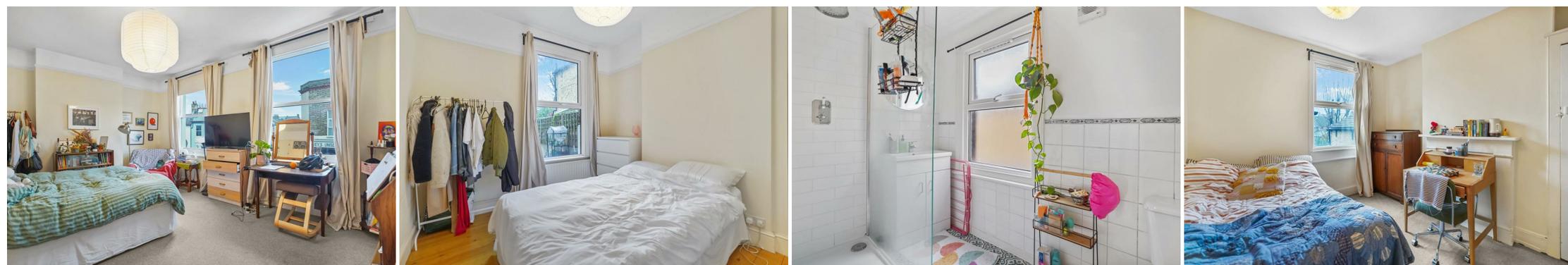
The property is well presented throughout and the accommodation comprises a front reception room with bay sash window, coving, ceiling rose and picture rail, plus a second reception room with an outlook towards the side return. A good-sized kitchen/dining room offers a range of wall and base units, built-in oven and hob, and ample space for a large table and chairs.

The principal bedroom overlooks the front, with two further double bedrooms and a shower room on the first floor. There is also a downstairs bathroom and a utility cupboard housing space for a washing machine and tumble dryer. From the kitchen, a door leads to the side return and the main paved garden, with a raised shrub bed and a gate to the rear passageway - ideal for bringing bicycles through. There is also potential to extend into the side return and/or convert the loft, subject to the usual planning consents.

The property is extremely well located for the shops, restaurants and amenities of Brixton and Herne Hill, which are both accessible, while Ruskin Park is just round the corner and popular for dog walks, running and its children's playground.

Transport links are excellent, with Loughborough Junction a few minutes' walk away, Herne Hill station close by (services to Victoria and the City via Thameslink), Brixton Underground (Victoria line) reachable via a short bus ride, and Denmark Hill also within easy reach for Overground services.

EPC: C | Council Tax Band: D



Floorplan



Total area: approx. 101.5 sq. metres (1092.7 sq. feet)

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Plan produced using PlanUp.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
102 plus) A		
81-101) B		
69-80) C		
55-68) D		
39-54) E		
21-38) F		
1-20) G		
Not energy efficient - higher running costs		
	69	81
England & Wales	EU Directive 2002/91/EC	

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