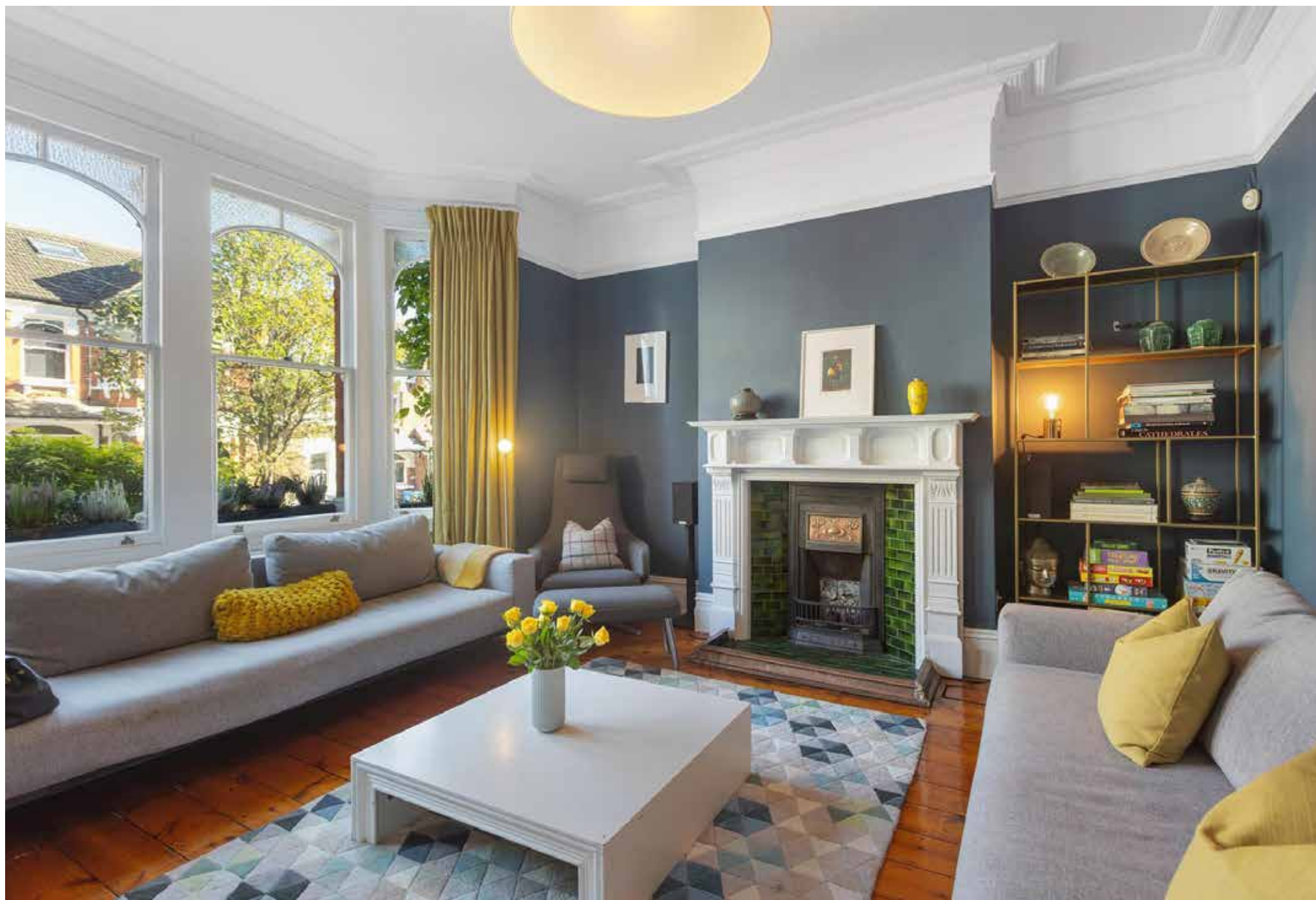




DANECROFT ROAD

Herne Hill SE24



DANECROFT ROAD SE24

A tasteful five bedroom Victorian home with a contemporary rear kitchen entertaining space, perfectly positioned in the North Dulwich Triangle.



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Local Authority: London Borough of Southwark

Council Tax band: F

Tenure: Freehold

Guide Price: £1,875,000



DANECROFT ROAD

Nestled in the heart of the North Dulwich Triangle, this fantastic family home offers plenty of space for the modern family.

Beyond the gate, a quintessential Victorian tiled path guides you to a front door with stained glass. Enter into an inviting entrance hall that leads to the front reception room with an original ornate fireplace, high ceilings and a commanding bay window, filling the space with natural light and charm.

Continuing through, a central family room unfolds, offering ample space for relaxation. Seamlessly merging with the expansive rear kitchen entertaining area boasting sleek contemporary units, integrated appliances and an abundant storage, while a generous expanses of glass invite the outdoors in, bathing the area in sunlight.







BEAUTIFUL PERIOD HOME IN HERNE HILL

The ground floor is complete with a thoughtfully placed utility room and cloakroom adding to the functionality of the home. To the rear is a wonderfully landscaped garden, ideal for alfresco entertaining.

A versatile garden room, currently utilised as a gym also provides more flexible space. Ascend the upper floors to find four generously proportioned bedrooms as well as a fifth bedroom/study on the second floor. A contemporary family bathroom is located on the first floor, while the principal bedroom boasts its own luxurious en suite shower room.





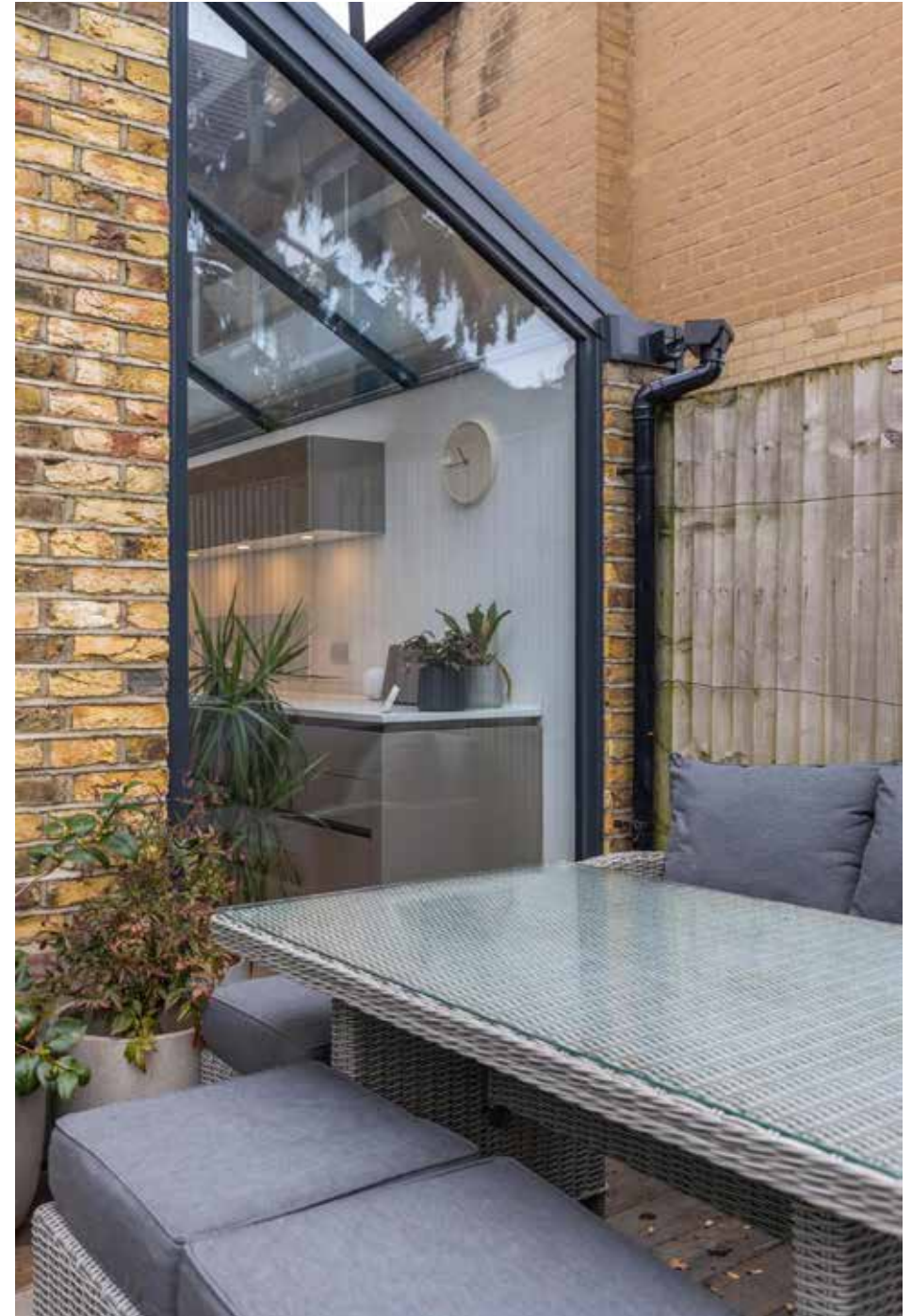


THE LOCAL AREA

The house is ideally located in the prestigious North Dulwich Triangle, near to the boutiques and cafes of Dulwich Village and Half Moon Lane as well as the green open spaces of Sunray Gardens, Dulwich Park and Brockwell Park.

Excellent schooling options are very close by, including sought-after state schools such as Judith Kerr Primary School, Dulwich Village Infant School, Dulwich Hamlet Junior School and world renowned Independent schools such as Alleyn's, James Allen's Girls' School and Dulwich College.

Fantastic local transport links include a short walk to North Dulwich station (0.4 miles) with Overground services to London Bridge. Further close option of Herne Hill station (approximately 0.5 miles) with Overground services to London Victoria, London Blackfriars, London Farringdon and St. Pancras International and Denmark Hill station for London Overground Services.







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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