



Montague Avenue, SE4

£2,250,000

Dexters



Montague Avenue, SE4

Occupying Montague Avenue's most elevated position set behind a deep front garden with picket fence, a magnificent five bedroom late Victorian family home arranged over three floors with views overlooking Hilly Fields Park.

Across the way from Hilly Fields Park and situated in the heart of Brockley's Conservation area, a magnificent Victorian family home with a south westerly facing garden. This elegant home perfectly combines timeless character with contemporary comfort. The ground floor hosts two large reception rooms and a recently extended contemporary kitchen with direct access to a private tiered rear garden with a decked seating area. A lower ground basement provides excellent storage.

The first floor has a spacious principal bedroom with en suite bathroom showcasing original features and views over the verdant expanse of Hilly Fields. There are two further double bedrooms with the rear bedroom providing views of the tranquil rear garden. A family bathroom along with a separate W/C and shower room complete the first floor. The second floor has a broad landing and a further two spacious double bedrooms.

Montague Avenue is a sought after road in the Brockley Conservation area with views over Hilly Fields and its excellent transport links from Brockley, Crofton Park and Ladywell train stations. Local schools include Prendergast Primary School 'Ofsted Outstanding'

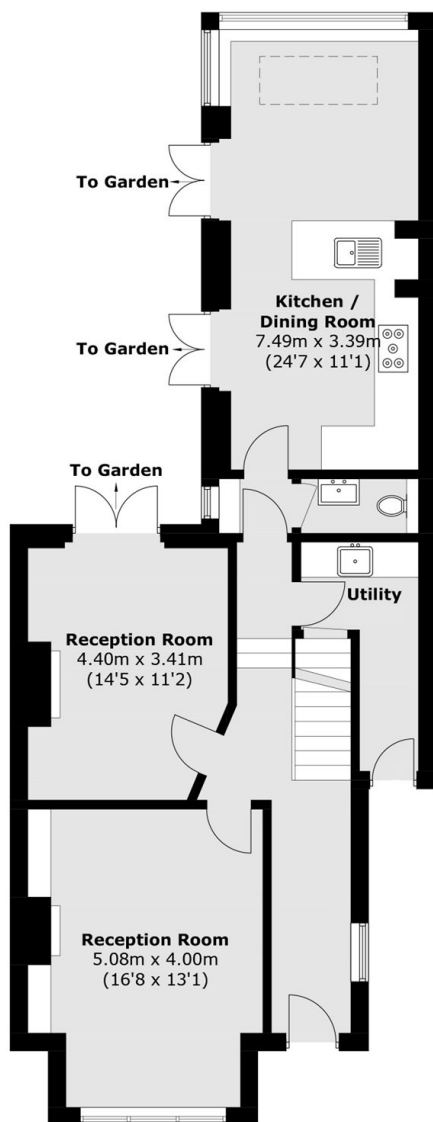
Freehold
Five Bedrooms
Large Garden
Views Over Hilly Fields
Brockley Conservation
2,237 Sq Ft



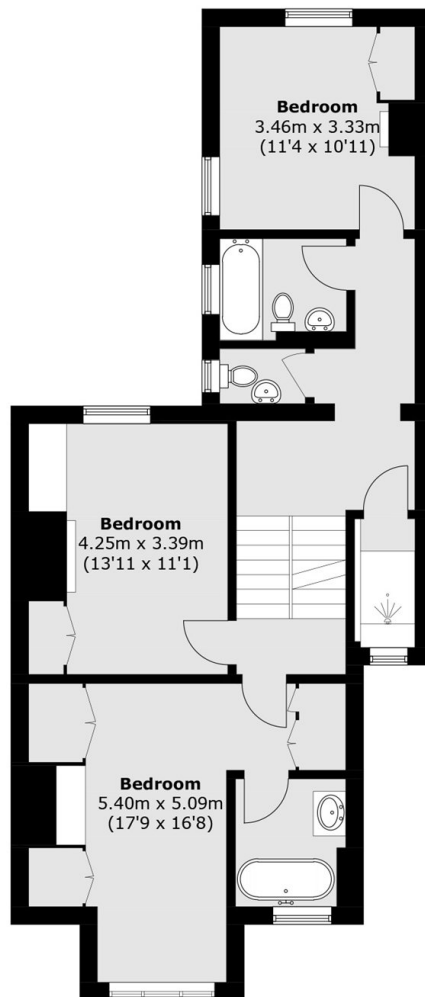




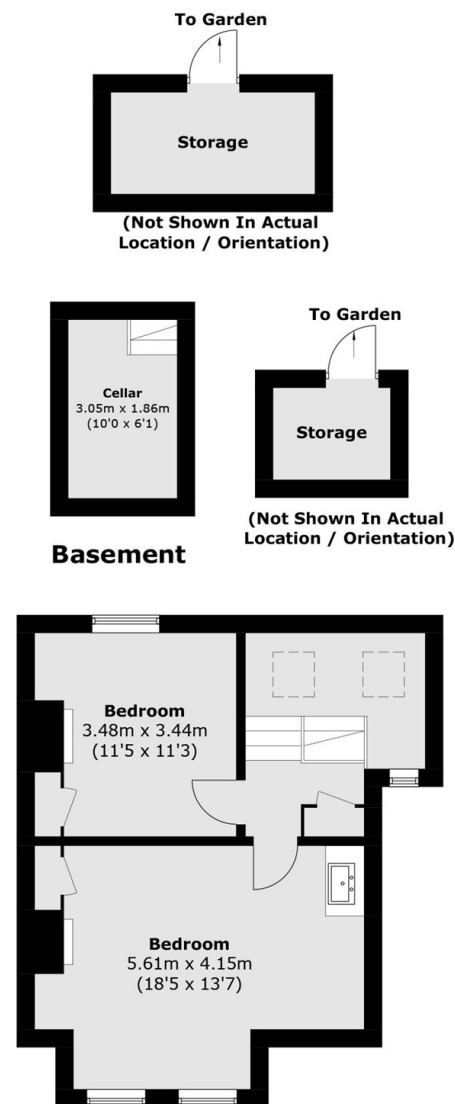
Montague Avenue, London, SE4



Ground Floor



First Floor



Second Floor

Approx Internal Area (approx.): 207.9 sq. m (2,237.7 sq. ft)
(Including Basement)
Outbuildings : 9.5 sq. m (102.2 sq. ft)