



Ferndene Road, SE24 | Guide Price £1,399,995

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# In General

- Quiet residential location
- Front & rear reception rooms
- Good-sized kitchen
- Cellar & loft storage
- Three double bedrooms & 4th/study
- Bathroom, separate wc & shower room
- Well established rear garden
- Close to transport links
- Accessible to Ruskin Park

# In Detail

A charming four bedroom mid-terraced period home for sale on Ferndene Road, a popular tree-lined residential street in the heart of Herne Hill. Arranged over multiple levels, this well presented property is flooded with natural light and benefits from wooden double-glazed sash windows throughout.

The accommodation comprises a front reception room, featuring a large bay window, original picture rail, ornate cornicing and a working fireplace - creating a warm and inviting living space. On the lower level a generous dining room provides an excellent area for entertaining, complete with double doors that open onto and overlook the rear garden. The adjoining kitchen is well appointed with a range of wall & base units, integrated Miele oven & hob and dishwasher. From the lower hallway there is access to a cellar providing useful storage.

The principal bedroom has large windows overlooking the front of the house, and there is a double built-in wardrobe to one alcove. There are a further two double bedrooms, a fourth bedroom/study, family bathroom, separate wc and an independent shower room. There are far reaching views over neighbouring gardens and across to Central London from the rear aspect bedrooms. The property further benefits from access to the attic providing valuable storage space.

The rear garden has a large paved area directly outside the dining room, a path from the kitchen leads to the main garden area where you will find a further brick paved patio ideal for enjoying the afternoon sun and al fresco dining, the current vendors have spent many years establishing the garden with a host of mature shrub & plants to include roses, fuschia, bluebells to name a few.

Central Herne Hill offers a popular selection of restaurant & shopping amenities, railway station (Victoria, Thameslink, Blackfriars) and access to Brockwell Park. Ruskin Park is also closeby.

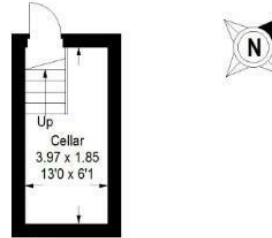
EPC: D | Council Tax Band: F



# Floorplan

Ferndene Road, SE24

Approximate Gross Internal Area  
141.4 sq m / 1522 sq ft



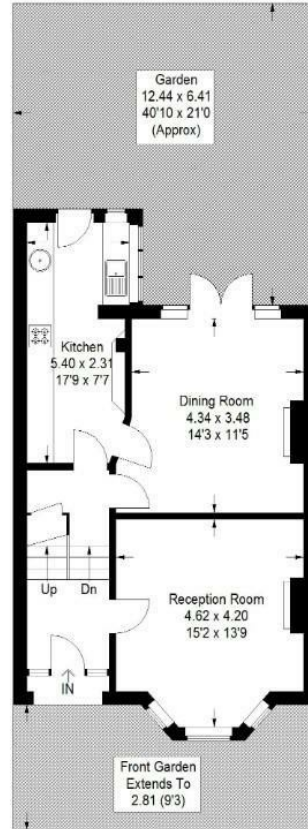
Cellar



Second Floor



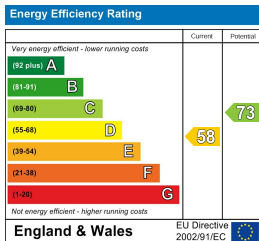
First Floor



Ground Floor

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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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