



Guernsey Grove, SE24 | Guide Price £1,450,000

02087029555

[hernehill@pedderproperty.com](mailto:hernehill@pedderproperty.com)

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# In General

- Double reception room
- Extended kitchen/dining room
- Well presented throughout
- Four bedrooms & study
- Original features
- Good-sized rear garden
- Popular residential road
- Close to transport links

# In Detail

'GUIDE PRICE of £1,450,000 - £1,500,000' A beautifully presented four-bedroom family home with study, located on the tranquil Guernsey Grove in the heart of Herne Hill.

Nestled on a quiet residential street, this impressive property offers a superb blend of character, space, and modern living. The home features a bright and elegant double reception room, flooded with natural light from large windows. The front reception area boasts a charming feature fireplace, while both alcoves provide built-in shelving and cupboards, creating a warm and inviting space ideal for relaxing or entertaining.

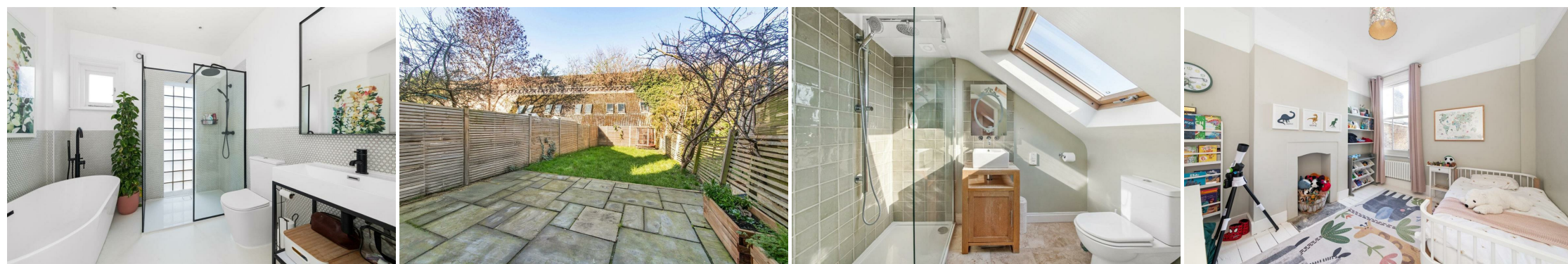
The true heart of the home is the extended kitchen and dining room, thoughtfully designed for contemporary family life. The kitchen includes a wide range of stylish wall and base units, bespoke cabinetry, and a generous central island, with ample room for a large dining table and chairs. Bi-fold doors open seamlessly onto the garden, allowing for effortless indoor-outdoor living.

Additional practical features include a utility room with space for a washing machine and tumble dryer, as well as convenient access to the side return.

Upstairs, the property offers four well-proportioned bedrooms along with a separate study, making it ideal for families or those working from home. Two modern bathrooms provide comfort and convenience for everyday living.

Situated in the peaceful surroundings of Guernsey Grove, the home enjoys a desirable location within easy reach of local amenities, Brockwell Park, and Herne Hill transport links offering transport links to Victoria, Thameslink, Blackfriars, making it a superb opportunity for those seeking a spacious family home in Herne Hill.

EPC: E | Council Tax Band: F



# Floorplan

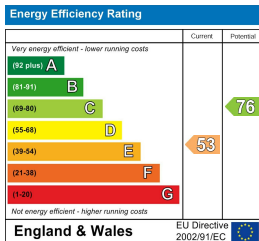
## Guernsey Road SE24

Approximate Gross Internal Area  
 Cellar = 11.8 sq m / 127 sq ft  
 Ground Floor = 71.1 sq m / 765 sq ft  
 First Floor = 66.0 sq m / 710 sq ft  
 Second Floor (Excluding Eaves) = 30.8 sq m / 332 sq ft  
 Total = 179.7 sq m / 1934 sq ft



### 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,  
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