



6 Clover Park, Brixton PL8 2FQ

Guide Price £500,000



Description

Located in a sought-after no-through road on the outskirts of the popular village of Brixton, this superb four double bedroom executive family home boasts light and spacious accommodation with an open plan layout to the ground floor in addition to a good sized, sunny garden and a large double garage paired with a corresponding driveway with EV charger. An early viewing comes very highly recommended to appreciate all that this excellent home has to offer.

Accommodation

A front door with frosted sidelights leads into a good sized entrance hall which leads on to the outstanding open plan living accommodation set in a horseshoe shape creating distinct areas whilst maintaining an airy feeling and lending itself perfectly to both entertaining and family life. The kitchen is spacious and efficiently configured for seamless cooking and entertaining, with integral appliances including dishwasher and fridge/freezer, a Zanussi oven with four ring gas hob and extractor over and a breakfast bar. A cupboard houses the gas fired Ideal Logic combi boiler with Hive smart controls for efficient heating management. Next to the kitchen is the dining area, which then leads seamlessly on to the sitting area which features outsized three-leaf bi-fold doors leading out to the garden, opening up the space beautifully for alfresco dining, play, and gatherings. The far end of the room offers a flexible zone ideal for working from home, unwinding with a book, or crafting, and a useful downstairs WC completes the ground floor accommodation.

Stairs rise from the entrance hall to the spacious first floor landing, which has a hatchway to the loft space and doors to all rooms. All four bedrooms are good sized doubles, two of which benefit from built-in double wardrobes providing useful hanging and storage space, with a well-appointed family bathroom and en-suite shower room to complement the main bedroom.

Outside, to the front of the property there is a double-width driveway providing ample parking for two cars, with an EV charging point installed, and leading on to the spacious double garage, which houses the battery storage device for the solar panels and has extensive eaves storage space in the rafters.

The rear garden is generously proportioned and provides a high degree of privacy with hedged and fenced perimeters. Mainly laid to lawn, there is a paved patio stretching along the rear elevation and continuing perpendicular to the house to create a good sized L-shaped space, perfect for a table, chairs and barbecue. A pathway leads along one side to a pedestrian gate leading to the front of the property, and there is also pedestrian access to the rear of the garage.



Material Information

To ensure legal compliance, we require our sellers to complete a Property Information Questionnaire or provide a Material Information Guide, along with the title document. If available, please scan the QR code or click the link to access the additional online material information. Alternatively you can contact our team for this information.

Verified Material Information

Council Tax band: E

Tenure: Freehold

Property type: House

Property construction: Standard brick and block construction

Energy Performance rating: A

Number and types of room: 4 bedrooms, 2 bathrooms, 1 reception

Electricity supply: Mains electricity

Solar Panels: Yes - owned outright

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed. The system was installed on 1 Nov 2021.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good

Parking: Garage and Driveway

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: No

Loft access: Yes - insulated and unboarded, accessed by: Hatch in landing area

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

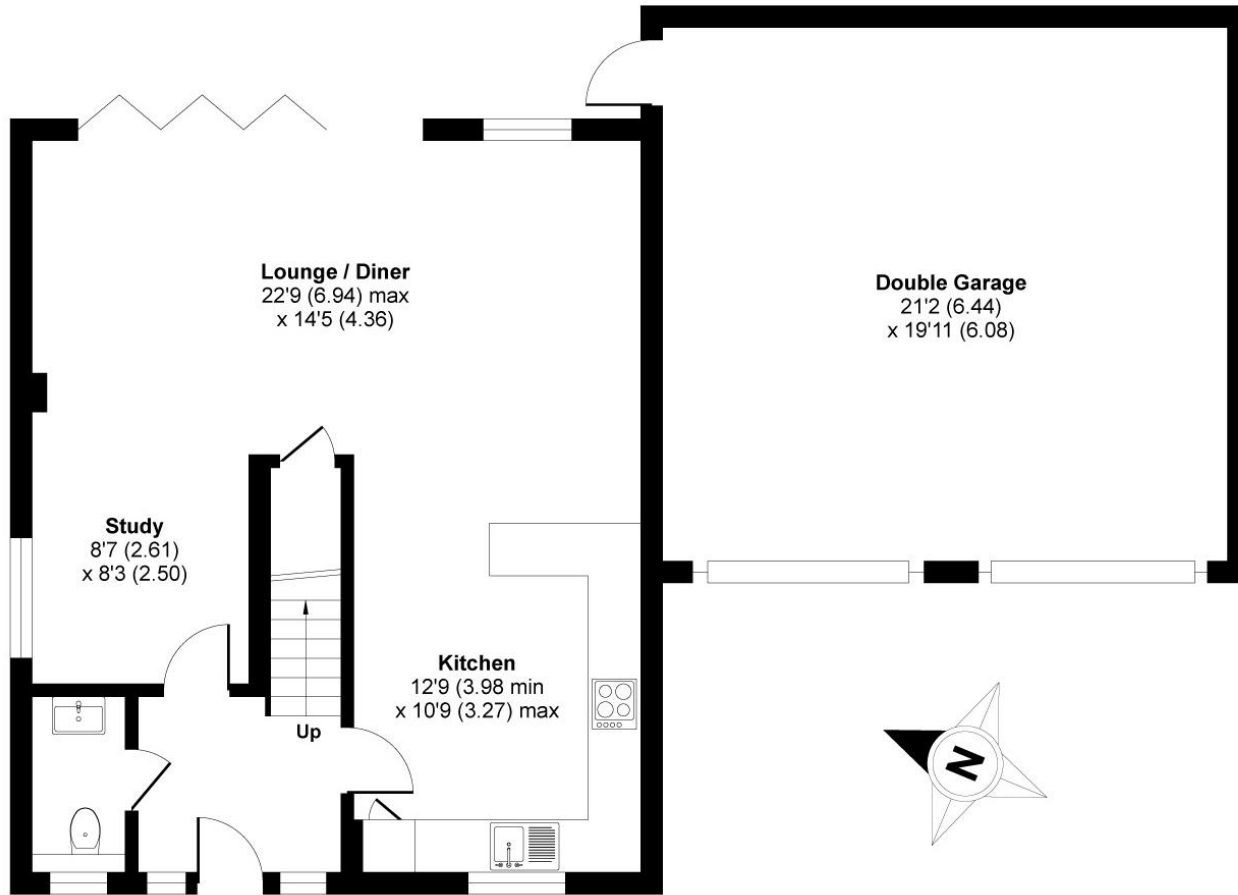


Approximate Area = 1275 sq ft / 118.4 sq m

Garage = 421 sq ft / 39.1 sq m

Total = 1696 sq ft / 157.5 sq m

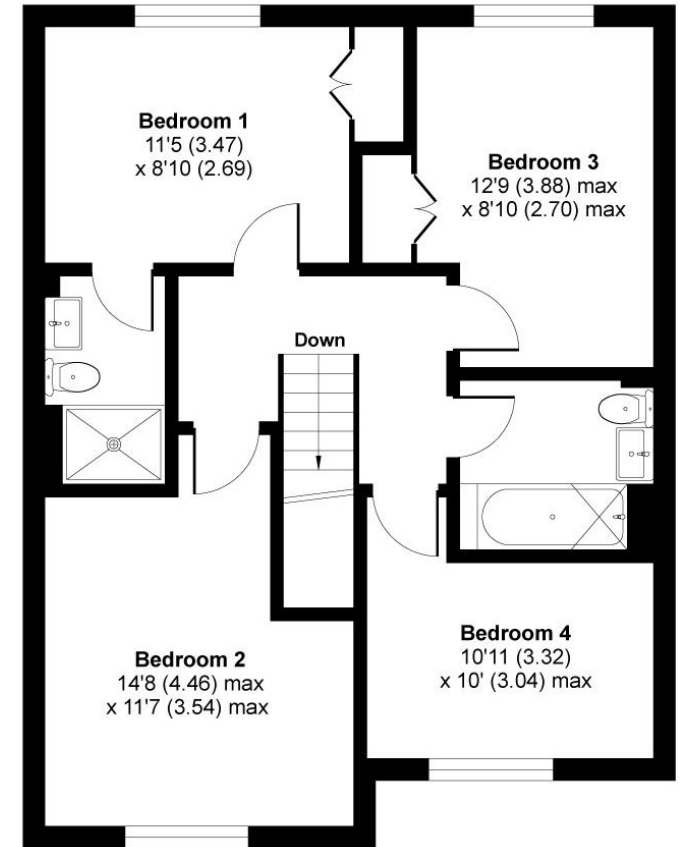
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GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Luscombe Maye. REF: 1366040



FIRST FLOOR

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