



CHAUCER ROAD, SE24
£1,000,000 FREEHOLD

A FANTASTIC OPPORTUNITY TO PURCHASE
THIS THREE DOUBLE BEDROOM FAMILY
HOME IN POETS' CORNER, HERNE HILL

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DESCRIPTION:

We are delighted to present this charming three double bedroom family home to the Herne Hill market. Situated in the sought-after Poets' Corner area, nestled between Herne Hill and Brixton, this property enjoys a prime location, complemented by the proximity of Brockwell Park, renowned for its iconic Lido. The accommodation comprises a spacious and inviting hallway boasting understairs storage. A generously sized double reception room awaits, with the rear reception providing access to the side return. The kitchen, complete with essential appliances, leads seamlessly to the bathroom, featuring a bathtub, separate shower cubicle, washbasin, and WC. Additionally, access to the west-facing garden is conveniently available from the kitchen. Leading upstairs, you will find three well-proportioned double bedrooms, two of which boast fitted wardrobes, offering ample storage space. Chaucer Road is a quiet tree-lined residential street which consists of mainly terraced pretty mid-Victorian properties. There are many restaurants and independent coffee shops/cafes as well as easy walking access to Brockwell Park with its iconic Lido. Well-located for transport at Herne Hill mainline train station (Thameslink) and Brixton tube station (Victoria line) - the property is perfect for easy commuting to the City and West End and close to several local schools.

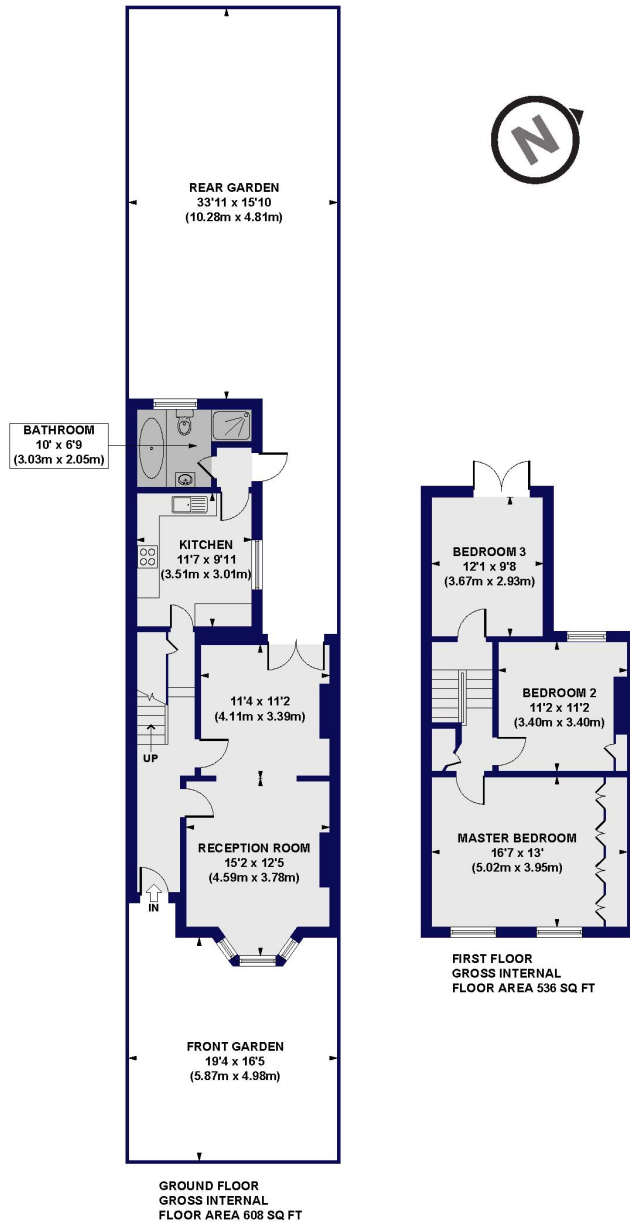
AT A GLANCE

- Desirable Poets' Corner area
- Terraced house
- Double reception
- Three double bedrooms
- Eat-in kitchen
- Bathroom
- Proximity to Brockwell Park
- Spacious, inviting interiors
- West-facing garden
- Close to transport, schools





Chaucer Road, SE24
Approx. Gross Internal Floor Area 1144 sq. ft / 106.36 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		59	81
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Freehold

Council Tax Band: E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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