



HILLWORTH ROAD, SW2
£895,000 FREEHOLD

A THREE BEDROOM SEMI-DETACHED PERIOD
PROPERTY WITHIN EASY WALKING
DISTANCE OF HERNE HILL. BRIXTON AND
TULSE HILL

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DESCRIPTION:

This beautifully refurbished and tastefully decorated house briefly comprises of a front reception room with a feature fireplace and a large bay window, filling the space with natural light. At the rear of the ground floor, the dining room boasts French doors that open into a bright conservatory. The modern kitchen, with elegant wood countertops, has convenient access to the conservatory, where you'll find a handy downstairs WC. Another set of French doors from the conservatory leads you to a delightful, south-east facing, landscaped garden, which includes shared side access for bicycles and prams, as well as a large brick shed at the bottom of the garden. On the first floor, the spacious double bedroom at the front features a bay window and fitted wardrobes. There's also a single bedroom currently used as a study. Overlooking the garden at the rear, a second double bedroom offers serene views. The first floor also includes a good-sized family bathroom. The first-floor landing has a hatch providing access to a large loft, which offers the possibility of conversion subject to the usual planning permissions. Situated on a quiet, tree-lined street in the Brixton/Tulse Hill area, this house is well-located near local primary schools and is ideal for commuters using Brixton Tube, Herne Hill, and Tulse Hill stations.

AT A GLANCE

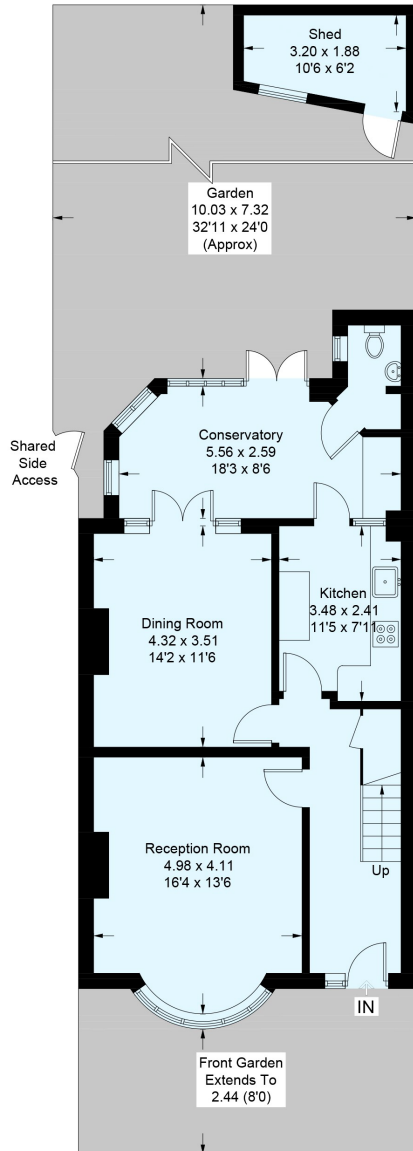
- Semi-detached period house
- Reception room
- Dining room
- Conservatory
- Separate kitchen
- Downstairs WC
- Three bedrooms
- Family bathroom
- Storage
- Large loft Possibility of conversion STPP



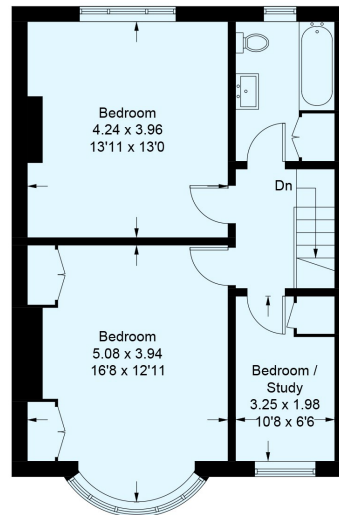


Hillworth Road, SW2

Approximate Floor Area = 125.8 sq m / 1354 sq ft
 Including Limited Use Area (1.5 sq m / 12 sq ft)
 Shed = 5.1 sq m / 55 sq ft
 Total = 130.9 sq m / 1409 sq ft



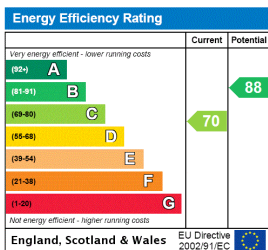
Ground Floor
71.1 sq m / 765 sq ft



First Floor
54.7 sq m / 589 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID660642)

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.



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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