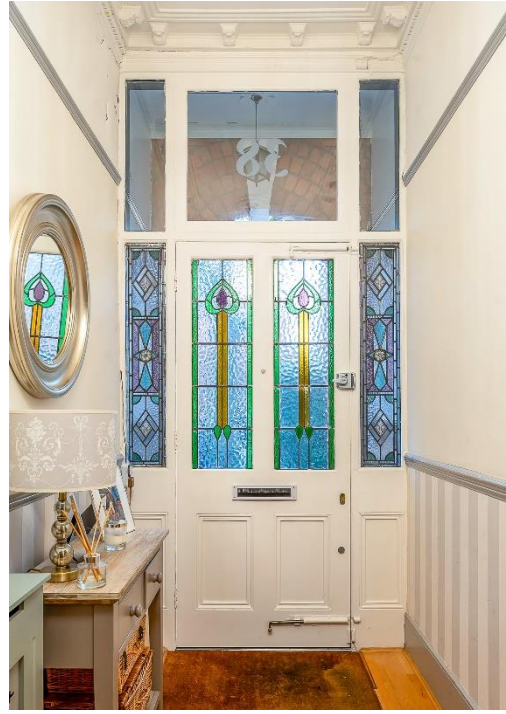


**HARVEY &
WHEELER**
ESTABLISHED 1855

38 WINTERBROOK ROAD
HERNE HILL SE24 9JA



An excellent semi-detached Edwardian family house on this sought after residential road and within the Stradella Road Conservation Area.

Extending to approximately 2,346 sq ft (218 sq m), the house offers well proportioned and elegant accommodation, retaining a wealth of period features including fireplaces, stained glass and high ceilings.

The ground floor features a spacious dual aspect double reception room with a wide bay window and a feature fireplace. To the rear, there is a further reception room and a large open plan kitchen, both opening via bi-fold doors onto a mature rear garden measuring approximately 40' x 25' (12.19m x 7.62m).

On the first floor, there are three double bedrooms, including the principal bedroom, along with a family bathroom and a separate shower room. The second floor provides two further double bedrooms, both with fitted wardrobes.

Winterbrook Road is well situated for all amenities of Herne Hill and Dulwich as well as a range of highly regarded local schools. The nearest stations are Herne Hill (direct trains to Victoria, City Thameslink, Blackfriars and St Pancras) and North Dulwich (regular services to London Bridge and two stops to Peckham Rye for the Windrush Line).

Freehold. EPC Rating D. Tax Band G.

ACCOMMODATION

5 Double bedrooms

3 Receptions rooms

2 Bathrooms

Open plan kitchen/dining room

Ground floor WC

Utility room

Front garden

Large mature rear garden







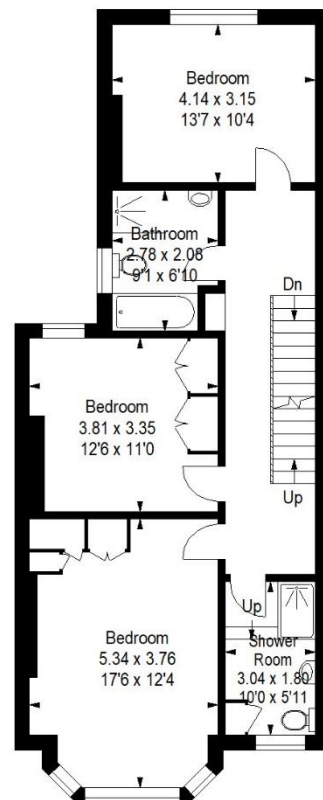
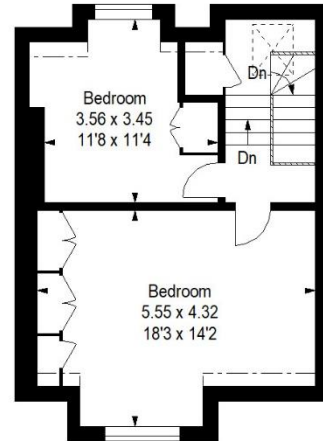
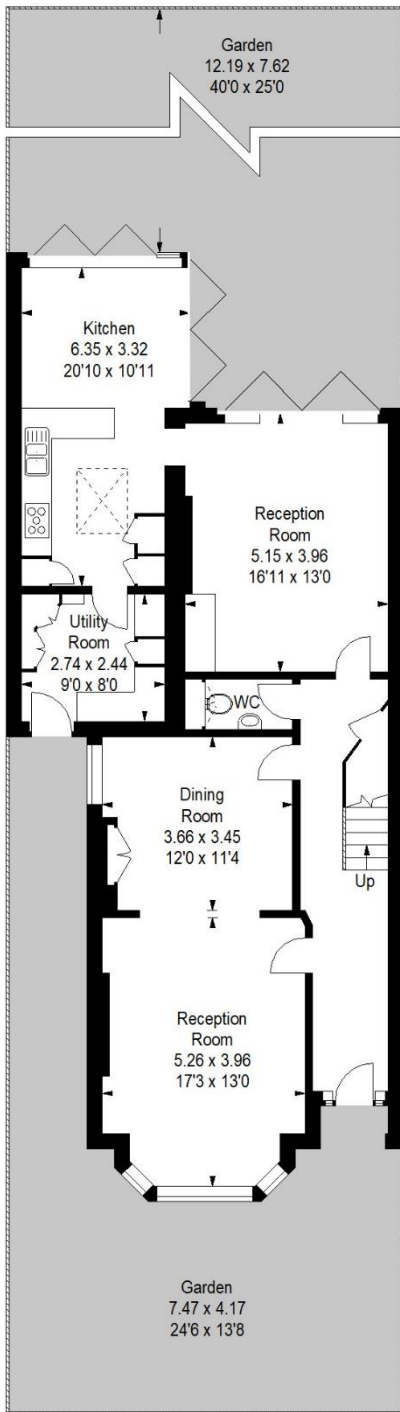




Winterbrook Road, SE24

Approximate Gross Internal Area = 217.94 Sq m / 2346 Sq ft

-  = Reduced headroom below 1.5m / 5'0"
-  = Sky Light



Ground Floor

First Floor

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.

Viewing is recommended, but strictly by appointment with Sole Agents

harveywheeler.com

Prospective purchasers are reminded that, whilst these details are believed to be correct, if there is any point of particular importance, we would be pleased to check the information prior to viewing, particularly when travelling some distance to view.

MISREPRESENTATION ACT 1967

These particulars do not constitute any part of an offer or contract. Neither the vendors nor their agents nor any person in their employ, bind themselves in any way, nor are warranties given in respect of any statements contained in these particulars. Intending purchasers must verify all statements by inspection or otherwise.

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