



Danecroft Road, SE24

Guide Price: £1,750,000-£1,850,000 *Freehold*

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KEY FEATURES

- Gorgeous four bedroom family home
- Spectacular open plan kitchen diner
- Masterfully landscaped private rear garden
- Detached powered garden office studio
- Top floor private balcony terrace
- Beautifully preserved original period features
- Short walk to transport links
- Highly sought after quiet location

This gorgeous four-bedroom Edwardian terraced house has been meticulously extended and designed by the current owners to create an exceptional family home. The ground floor opens from an inviting entrance hallway with custom under-stairs storage into a beautifully finished front living room, featuring a wide bay window, herringbone flooring, and an elegant period fireplace. This space flows seamlessly into a central reception room, leading into a spectacular, extended open-plan kitchen and dining area. The kitchen is fully equipped with high-end integrated appliances and a marble splashback. Full-width bi-folding doors completely open up the rear wall, leading out onto a masterfully landscaped private rear garden. At the far end of the lawn sits a substantial, detached garden studio, fully powered and finished to provide a perfect home office or creative studio. A practical guest WC and utility cupboard complete the ground floor. The first floor accommodates three well-proportioned bedrooms and a contemporary family bathroom suite. The principal bedroom at the front features a large bay window and an original fireplace. Ascending to the second floor, the loft has been artfully converted to offer a further double bedroom alongside a second modern bathroom with a separate WC. This top-floor bedroom is a true standout, boasting custom fitted wardrobes, sleek integrated storage drawers, and wide double doors that open onto a private glass-balustrade balcony with elevated views over the garden. Danecroft Road is a highly desirable, quiet residential street perfectly positioned on the borders of Herne Hill and Dulwich. The property is ideally located just a short walk from the expansive green spaces of Brockwell Park, famed for its historic outdoor lido and popular weekly Sunday market, while Ruskin Park and Dulwich Park are also within easy reach. The area boasts an exceptional selection of local amenities, with the independent boutiques, artisan bakeries, and destination restaurants of Herne Hill village and Dulwich Village close by. For commuters, transport links are outstanding; North Dulwich and Herne Hill stations provide frequent, direct rail services into London Bridge, Victoria, Blackfriars, and the City, while nearby bus routes offer quick access to the Victoria Line Underground at Brixton. The property is also exceptionally well-placed for several top-tier local schools, including the renowned independent Dulwich schools.

Herne Hill

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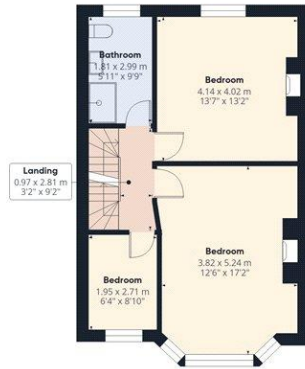




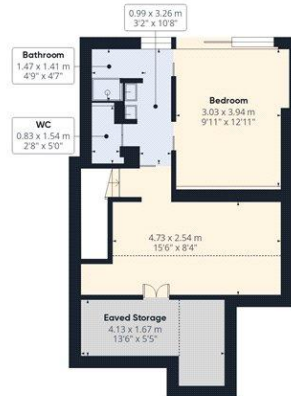
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Ground Floor Building 1



First Floor Building 1



Second Floor Building 1



Ground Floor Building 2

Approximate total area[®]

182.2 m²
1961 ft²

Reduced headroom

10.5 m²
113 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFEE360

MATERIAL INFO

Tenure: Freehold**Council Tax Band:** F**EPC rating:** To be confirmed**Herne Hill**

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