



MILKWOOD ROAD, SE24  
£1,150,000 FREEHOLD

Winkworth





## MILKWOOD ROAD, SE24

Available exclusively through Winkworth, we are delighted to offer for sale this most attractive, fully renovated period home in a sought-after location by Herne Hill.

Ideal for families seeking comfort, space, peace and quiet, Winkworth are delighted to exclusively offer for sale, this beautifully co-ordinated living space in excess of 1,480 Sq. ft. This bright and attractive property is arranged over three floors and is presented in exceptional condition having been well maintained by the current owners.

The entrance hall opens onto a bright front reception room with wooden floors, large double-glazed windows with plantation shutters, a feature fire place and built in shelving and cupboards in the alcoves. This in turn is open-plan to a second reception room area which also benefits with fitted shelves and cupboards providing you with ample storage across both rooms. From this space, you are seamlessly connected through to a stunning extended shaker-style, bespoke fitted kitchen with a granite topped "breakfast/island" unit with a wine rack and high quality fitted appliances. At the rear are French doors which interconnect with the contemporary- style landscaped garden (with a brick shed) which is perfect for in/out living and entertaining. Upstairs on the first floor there are three good sized bedrooms with the two larger bedrooms benefitting from fitted wardrobes. There is also a modern shower room painted in a deep moody blue with Metro tiling and consists of a shower cubicle, a wash hand basin and a WC. On the top floor there is a large and bright converted loft space with an additional bedroom and plenty of storage with can be found in the eaves. There is also a family bathroom located on this floor which has a wash hand basin with a vanity unit with built in storage, a bathtub with a shower overhead and a WC. The house has been put together with a lot of thought to create a home that is as practical as it is appealing to a modern airy and uncluttered aesthetic. Standout features of this house include; a skylight in the kitchen area that offers masses of natural light, double glazing throughout, Hydronic underfloor heating in all rooms and wired home network cabling on each floor to allow for uninterrupted connection to the Wi-Fi, when working from home.



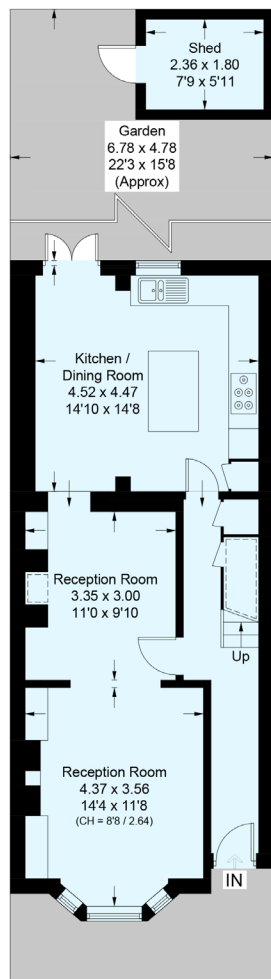
Milkwood Road is a quiet tree-lined residential street which consists of mainly terraced mid-Victorian properties. There are many restaurants and independent coffee shops/cafes as well as easy walking access to Brockwell Park with its iconic Lido. Well-located for transport at Herne Hill mainline train station (Thameslink) - the property is perfect for easy commuting to the City and West End and close to several local schools.



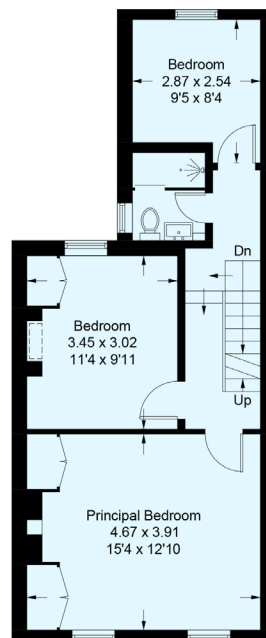


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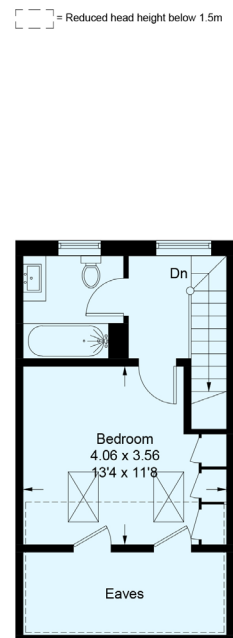
Approximate Floor Area = 133.4 sq m / 1436 sq ft  
Including Limited Use Area / Eaves (13 sq m / 140 sq ft)  
Shed = 4.2 sq m / 45 sq ft  
Total = 137.6 sq m / 1481 sq ft



**Ground Floor**  
55.8 sq m / 601 sq ft



**First Floor**  
47 sq m / 506 sq ft



**Second Floor**  
30.6 sq m / 329 sq ft  
(Including Eaves)

[ ] = Reduced head height below 1.5m

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. (ID822534)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		8
(81-91)	B		
(69-80)	C		58
(55-68)	D		
(39-54)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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