



## Milkwood Road, SE24

Offers in Excess of £900,000 *Freehold*



### KEY FEATURES

- Three double bedrooms
- Elegant double reception room
- Spacious kitchen and dining area
- Separate home office space
- Contemporary family bathroom
- Private south-east facing garden
- Boarded loft for storage
- Excellent Herne Hill location

You are welcomed on the raised ground floor by a bright hallway leading into a generous double reception room. This elegant space features a bay window, stripped wooden floors, and bespoke built-in cabinetry within the alcoves — perfect for both entertaining and relaxing. Also on this level is a separate study, ideal for home working, a contemporary shower room, and a large utility cupboard housing the boiler and offering excellent storage.

Downstairs, the lower ground floor opens to a spacious kitchen and dining area with plentiful wall and base units, integrated appliances, and a built-in oven and hob. A large cupboard doubles as a utility area, while the inviting bay window allows for natural light to flood in, creating a sociable heart to the home. The upper floors provide three double bedrooms

arranged over a split-level layout, complemented by a well-appointed family bathroom. There is also access to a boarded loft, offering potential for storage or further development (subject to the usual consents). A highlight of this home is the private south-east facing rear garden, thoughtfully landscaped with paved and decked areas, bordered by mature planting — an inviting space for alfresco dining or quiet moments of retreat.

Perfectly located, the property benefits from easy access to Herne Hill's vibrant shops, cafes, and restaurants, as well as excellent transport links via Herne Hill station (Victoria, Thameslink, Blackfriars). The wide open green spaces of Brockwell Park — complete with its lido and popular café — are

**Herne Hill**

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## Milkwood Road, SE24

Approximate Gross Internal Area  
 Basement = 33.8 sq m / 363 sq ft  
 Ground Floor = 47.8 sq m / 515 sq ft  
 First Floor = 46.8 sq m / 498 sq ft  
 Total = 127.4 sq m / 1371 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Window and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### MATERIAL INFO

**Tenure:** Freehold  
**Council Tax Band:** E  
**EPC rating:** C

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