



CROXTED ROAD, SE24
£1,550,000 FREEHOLD

A HOME OF CHARACTER, CRAFT AND CONSIDERED DETAIL IN THE HEART OF HERNE HILL

Herne Hill | 020 7501 8950 | hernehill@winkworth.co.uk

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DESCRIPTION:

Immaculately presented and set within a handsome end-of-terrace Victorian building, this beautiful five-bedroom family home blends refined period character with modern design, a west-facing garden, and a thoughtfully planned garden studio and shed, with gated side access and off-street parking for added convenience.

At the heart of the home is a striking kitchen and dining space, extended into the side return and cleverly zoned to include a sleek, well-appointed kitchen, a dining area, and an informal seating nook—perfect for relaxed family life. Multiple skylights and full-width bi-folding doors flood the space with natural light and create a seamless connection to the landscaped rear garden. To the front, a separate double reception room showcases tall sash windows, original fireplaces, ornate cornicing, and bespoke joinery. Folding doors allow the rooms to open up for entertaining or close off for cosy evenings in. The bedroom layout unfolds across three upper levels. The first floor is arranged over two tiers, with three well-proportioned bedrooms, including a generous principal bedroom to the front with a modern en-suite shower room and built-in wardrobes. A contemporary family shower room serves the remaining two bedrooms on this floor. One of these features a unique architectural detail—a through-wardrobe connecting it to an adjoining bedroom, offering both charm and functionality. A fourth bedroom is positioned on the second floor, while a spacious fifth bedroom crowns the top of the house. This light-filled retreat enjoys views over the garden and is complete with a Juliet balcony—perfect for catching sunsets and adding a sense of openness and elevation to the space. The west-facing garden is perfectly orientated for afternoon and evening sun, with a smart patio, lawn, and mature borders. At the rear sits a well-designed outbuilding, divided into a versatile garden studio and a separate shed. Side access via a gated passage adds further practicality for bikes, bins, and garden access.

Located on Croxted Road, this exceptional home is ideally situated for Herne Hill, Dulwich Village, and a selection of excellent schools, with transport links at Herne Hill, North Dulwich and Tulse Hill all within easy reach.





TOTAL: 2327 sq. ft, 216.2 m²

GROUND FLOOR: 889 sq. ft, 83 m², FIRST FLOOR: 245 sq. ft, 23 m², FIRST FLOOR: 415 sq. ft, 39 m², SECOND FLOOR: 241 sq. ft, 22 m², THIRD FLOOR: 273 sq. ft, 25 m², EAVES STORAGE: 130 sq. ft, 12 m², LOW CEILING: 20 sq. ft, 2 m², BASEMENT: 114 sq. ft, 11 m²

EXCLUDED AREAS: SHED: 44 sq. ft, 4 m², PORCH: 152 sq. ft, 14 m², GARDEN: 487 sq. ft, 45 m², PATIO: 218 sq. ft, 20 m²

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or Winkworth. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.



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: F

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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