Denmark Hill, SE5 | £1,400,000

02087029555

hernehill@pedderproperty.com

pedder
We live local

In General

- Double-fronted detached
- Double reception room
- Kitchen/dining Room
- Four bedrooms
- Bathroom & separate shower room
- Garage & off-street parking
- Close to transport links
- Near Ruskin Park
- No onward chain

In Detail

A rare opportunity to purchase a double-fronted detached house, which has been lovingly owned by the same family for nearly 50 years, with off-street parking and a garage on Denmark Hill SE5.

Original stained glass double porch doors give access into the welcoming hallway, there is a spacious double reception room with windows to front and sliding glazed doors to the rear garden, and a feature fireplace with gas flame insert. There is a downstairs wc, and a coats cupboard. The good-sized kitchen/dining room has a range of wall & base units, inset double oven & Neff 5 ring gas hob, ample space to dine, access to the side return which incorporates a utility area housing the boiler and access into the garage. A further door leads to the rear garden.

The principal bedroom has views over the rear garden, a built-in range of wardrobes, drawers & dressing table. There are a further three bedrooms, family bathroom & separate shower room.

The garage is currently used as a utility/storage area and is accessed via double doors and a separate side door, has a range of wall cupboards providing storage. The front garden has a lawned area with mature shrubs, there is off-street parking for multi vehicles. The 48ft West facing rear garden has a terraced area then mainly laid to lawn, has a small garden shed/storage room, and gives access to the front of the house via a secure side gate.

The property further benefits from being situated within easy access to the delights of Ruskin Park, close to local bus routes and to Denmark Hill railway station (Windrush Line, Southeastern & Thameslink services). Herne Hill centre offers a popular range of restaurant & shopping amenities, railway station (Victoria, Thameslink & Blackfriars) and access to the vast expanse of Brockwell Park with its lido & cafe.

Offered to the market with no onward chain - early viewings are highly recommended.

EPC: E | Council Tax Band: E

The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.UK
arla propertymark PROTECTED
naea propertymark PROTECTED
TDS Tenancy Deposit Scheme Insured Custodial PROTECTED
CANCER RESEARCH UK
CYBER ESSENTIALS

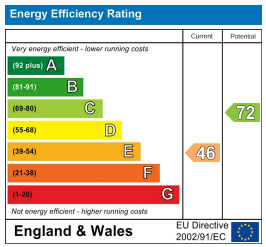
Floorplan

Denmark Hill, SE5

Approximate Gross Internal Area
(Including Garage)
188.5 sq m / 2029 sq ft

Ground Floor **First Floor**

Copyright www.pedderproperty.com © 2025
These plans are for representation purposes only as defined by RICS - Code of Measuring Practice.
Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions,
shapes and compass bearings before making any decisions reliant upon them.



Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.