Keating K Estates

Hargwyne Street, Brixton, SW9

3 bedroom house for sale

£965,000

Freehold

Property Details

This freehold house is a lovely mix of characterful features and contemporary design. The ground floor of the property comprises a wonderfully bright double aspect reception room, with a bay window, wooden floor boards, shutters, coving and high ceilings. Towards the rear of the ground floor is a WC plus the modern and bright kitchen diner, providing plenty of worktop and storage space. Glass bi-folding doors open up into the well-equipped garden, a secluded and low-maintenance outdoor area, perfect for hosting summer BBQs or relaxing with a book and enjoying some peace and quiet. On the upper floor sits the three well-proportioned bedrooms and family bathroom. The master bedroom at the front of the house being particularly large, spanning the width of the building with high ceilings and a beautiful bay window allowing for a light and airy atmosphere. The second two double bedrooms are comfortable double rooms with views over the neighbouring gardens at the rear. This floor is completed by a sleek family bathroom. Planning permission has been granted to extend into the loft and add a second storey at the rear.

Council tax band E   EPC rating D (58)

Features

- Three double bedrooms
- Victorian house
- A beautiful mix of characterful features and contemporary design
- Bright and airy atmosphere throughout
- Over 1200 square feet of internal living space
- Potential to extend and planning permission has been granted to convert into the loft space
- Quiet residential street, ideally located between Brixton, Clapham and Stockwell High Streets
- Access to the Northern and Victoria tube lines
- Freehold

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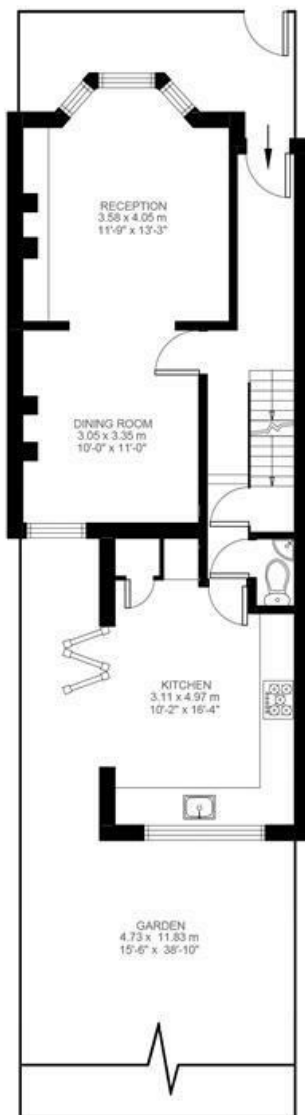## Hargwyne Street

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3 Bedroom House

Approx internal area:

1214 sqft 113 sqm

While we do try our very best, floor plans are produced as a guide only and we take no responsibility for the precise accuracy with which any property is represented

RECEPTION
3.58 x 4.05 m
11'-9" x 13'-3"

DINING ROOM
3.05 x 3.35 m
10'-0" x 11'-0"

KITCHEN
3.11 x 4.97 m
10'-2" x 16'-4"

GARDEN
4.73 x 11.83 m
15'-6" x 38'-10"

Ground Floor

BEDROOM
4.71 x 4.14 m
15'-5" x 13'-7"

BEDROOM
3.06 x 3.34 m
10'-0" x 10'-11"

BEDROOM
3.11 x 2.66 m
10'-2" x 8'-9"

First Floor

CELLAR
2.60 x 5.96 m
8'-6" x 19'-7"

Lower Ground Floor

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