



**Combermere Road, Brixton, SW9**

4 bedroom house for sale

**£1,000,000**

Freehold

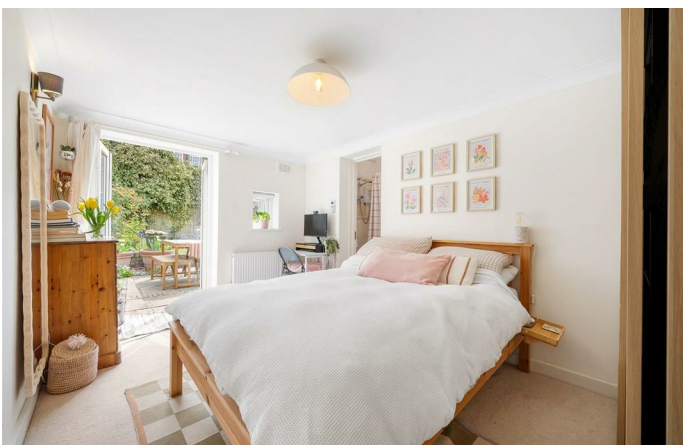
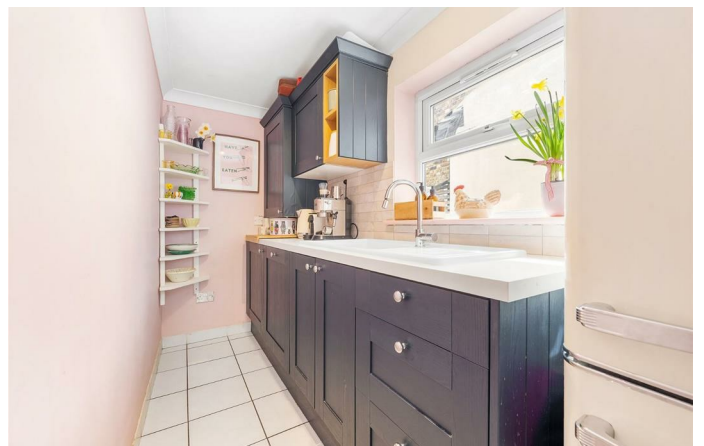
## Property Details

A charming four double bedroom Victorian house, set behind an attractive façade on Combermere Road. The property opens into a welcoming hallway leading to a bright front reception room with a large bay window, creating a warm and inviting living space. To the rear, an impressive open-plan kitchen and dining area forms the heart of the home, featuring sleek navy cabinetry, integrated appliances and a sociable breakfast island, complemented by a separate utility room. Doors lead directly to a sunny South-East facing garden with a recently laid lawn and established planting, offering a peaceful and private setting. A ground floor double bedroom with French doors to the garden and an en-suite provides flexible accommodation. Upstairs are three further generous double bedrooms, including a spacious principal suite, all benefiting from en-suites. A cellar has plumbing for a washing machine and offers additional storage. There is potential to extend into the loft, subject to permissions.

## Features

- Four double bedrooms
- Four ensuite bathrooms
- South-East facing garden
- Victorian freehold house
- Beautifully presented
- Cellar
- Central Brixton a six-minute walk
- Clapham High Street a ten-minute stroll
- Two parks both an eight-minute walk
- Victoria and Northern Lines plus Overground

Council tax band E    EPC rating C (69)



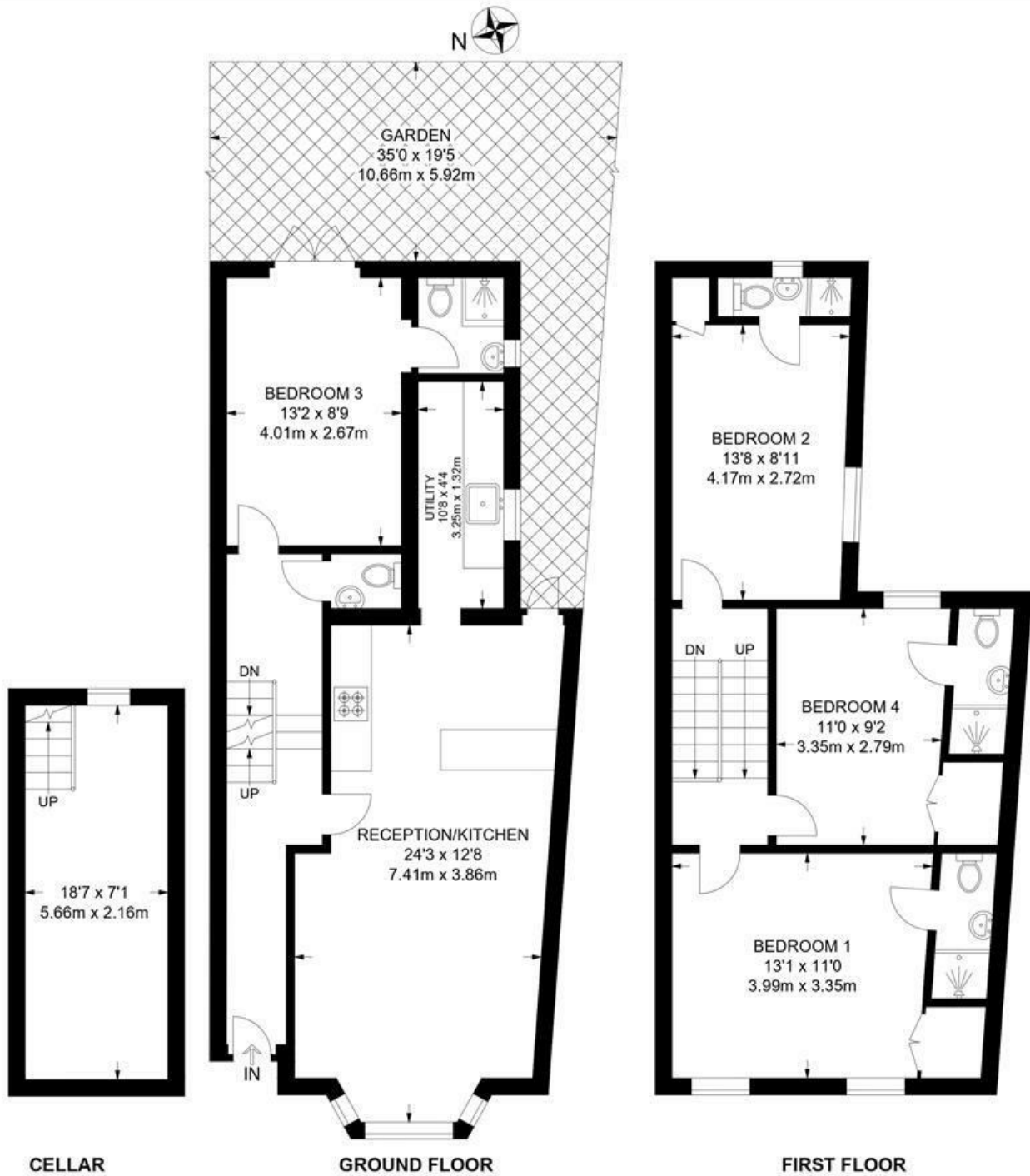


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**Combermere Road, SW9**  
**4 Bedroom House**

APPROXIMATE GROSS INTERNAL AREA WITH CELLAR: **1261 SQ FT / 117.1 SQ M**

APPROXIMATE GROSS INTERNAL AREA WITHOUT CELLAR: **1129 SQ FT / 104.9 SQ M**



While we 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.

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