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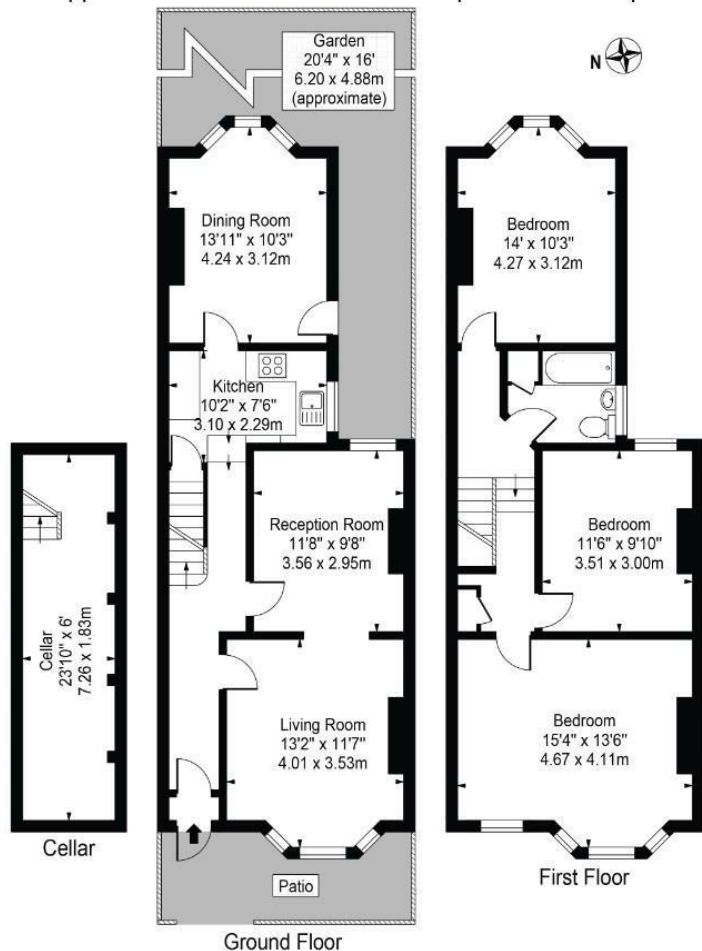
Wells Way, London, SE5 | Guide Price £650,000
Call us today on 020 7708 2002



- Three Bedrooms
 - Victorian
 - Garden
 - Freehold
- Close To Burgess Park
- Resident Permit Parking
- Council Tax Band D
 - EPC Rating D

Wells Way, SE5 7SZ

Approx. Gross Internal Area 1301 Sq Ft - 120.87 Sq M



For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

Chain free, Victorian terraced house with three double bedrooms, front and rear gardens and a cellar.

The property has lots of character and potential, but it needs updating and modernisation. The house is set back from the street with a front garden more than large enough for a bin store and bicycle storage. Internally you are presented with a double reception with high ceilings, a bay window and cornicing. Next along the hallway is the kitchen and dining area, with access via a side door to the garden. There is the potential to open this space up to create a kitchen/diner and you have another bay window overlooking the garden. The garden is a reasonable size with space to extend, a side return extension would be the obvious choice (subject to planning). Upstairs there are three double bedrooms and a family bathroom, the master bedroom spans the width of the house and has another bay window. The loft could also be converted (subject to planning) to create a fourth bedroom and ensuite.

If you cycle this is a great spot, a commute into the City can be a pleasant cycle through the park directly onto major cycle routes. Southampton Way is at the end of the street for frequent buses that whisk you to Elephant & Castle. From here you can hop onto the Northern line, Bakerloo line, overland rail services and a myriad of bus routes that connect you to the whole of the city. The Bakerloo line extension, when built will be a pleasant walk across Burgess Park. Nestled between Camberwell and Peckham you are spoilt for choice when it comes to entertainment. Camberwell has long been known for its artistic connections and every year sees welcome additions to the string of acclaimed independent galleries, restaurants, and cafes. Burgess Park is at the end of the road and has a gorgeous lake, tennis courts and sports facilities. If you enjoy a weekend stroll head through the park and eastwards to Maltby Street Market and historic Rotherhithe or take advantage of the cultural delights on offer at Waterloo and the Southbank.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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