

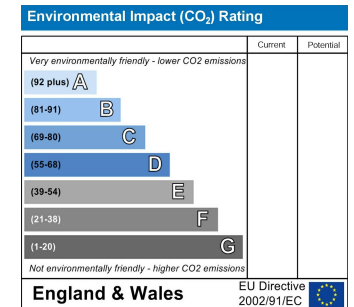
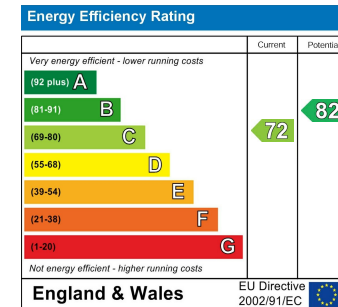


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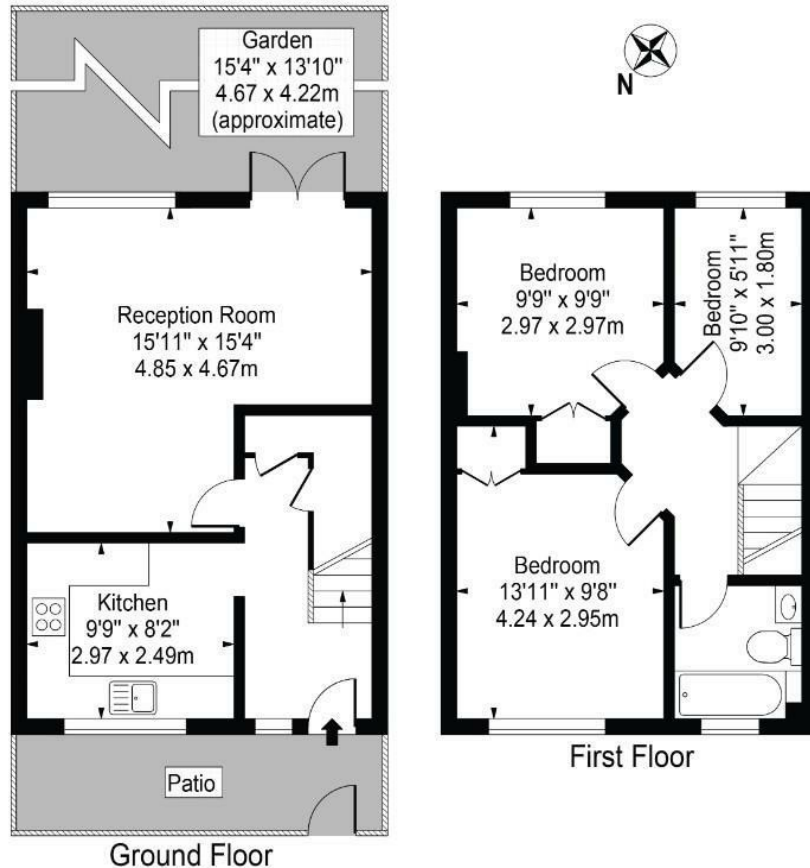


- Three Bedrooms
- Gross Internal Area Over 72m²
 - Freehold
 - Garden
- Council Tax Band D
- EPC Rating C



Southwell Road, SE5 9PE

Approx. Gross Internal Area 779 Sq Ft - 72.37 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.

A well-presented three-bedroom house (freehold) with a front and rear garden planning permission for loft extension measuring over 72m². chain free

Internally you are presented with a spacious southwest facing reception room with ample space to relax and entertain, finished with wood flooring, white walls and large windows allowing natural light to grace the room. There is access to the rear garden through French doors with space enough space for a table and chairs, just add your favourite plants and herbs. There is side access to this area with a hardstand patio which can be used for parking or as an additional patio. The kitchen is fitted with white wall and base units, wooden worktops and space for plumbing and white goods. Moving up stairs you will find three bedrooms. The master bedroom is spacious, with ample space for a double bed fitted with carpeting and built in storage. The second and third bedroom are also fitted with carpeting, with the larger of the two rooms having built in storage. There is a three-piece bathroom suite finished with an interplay of large format blue tiles and white walls, a toilet, a sink and a bath with an overhead shower, perfect for a relaxing soak or a busy morning dash.

Planning approval for loft conversion and full width doors to the rear.

Southwell Road is in a sought-after area with a great sense of community, much of which centres around The Sun local pub and Loughborough Junction parade. Ruskin Park is just down the road with its state-of-the-art play areas, paddling pool, café, tennis courts, community gardens, lake and wild nature planting. It's a pleasant, 0.5 mile walk through the park to Denmark Hill train station for trains to Victoria, London Bridge and Kings Cross. Or hop onto the 'ginger' East London Overground line to Shoreditch, Clapham (for trains to Gatwick), Canada Water (for Canary Wharf) and Highbury & Islington. At 0.3 mile away, Loughborough Junction station is even closer for Thameslink services. You are spoiled for choice when it comes to eating out. New café bars and restaurants are popping up all the time in arty Camberwell (we recommend The Crooked Well). A few bus stops away is Brixton Village with its plethora of international eateries.

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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