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MARRIOTT VERNON  
ESTATE AGENTS



17 Deepdene Road, London, SE5 8EG

Asking price £1,200,000



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# 17 Deepdene Road

London, SE5 8EG

Spacious Four Bedroom Semi Detached Family Home

Scope for Upgrade and Modernisation

Separate Kitchen

Garage and Off Street Parking

No Chain

Quiet Residential Location

Two Large Reception Rooms

Upstairs Bathroom and Ground Floor Shower Room

Private Garden

Close to Denmark Hill Station, Ruskin Park and Local Amenities

Attractive four bedroom semi detached house with private garden, off street parking and garage, enviably situated in a quiet residential road close to Denmark Hill station. The property would benefit from some modernisation, but offers bright and spacious accommodation with excellent scope for upgrade to create a wonderful family home. Features include two large reception rooms, rear aspect kitchen, upstairs bathroom and ground floor shower room, secondary double glazing, inbuilt storage and no onward chain.

Accommodation comprises entrance porch and hall with access to downstairs WC and stairs rising to the first floor, leading into two bright and spacious reception rooms to front and rear respectively, with direct access onto the garden from the rear room. The separate kitchen, with door to the garden, comprises an older style range of wall and base units with work surfaces incorporating inset sink unit and further space for appliances. To the first floor, there are four well proportioned bedrooms, plus a bathroom and separate WC.

The property is very conveniently located within just a short walk of Denmark Hill station, with East Dulwich and Loughborough Junction stations also nearby, providing excellent links into Central London. The area is also well served by numerous regular bus routes connecting the surrounding area. Camberwell, Peckham and Herne Hill are close-by offering an array of shops and amenities, with East Dulwich also within easy reach providing an eclectic array of shops, cafes, delicatessens, bars and restaurants. The lovely open spaces of Ruskin Park are also just a short stroll away, as well as the site of King's College Hospital and the area is well served by excellent local schools.

Viewings are highly recommended.



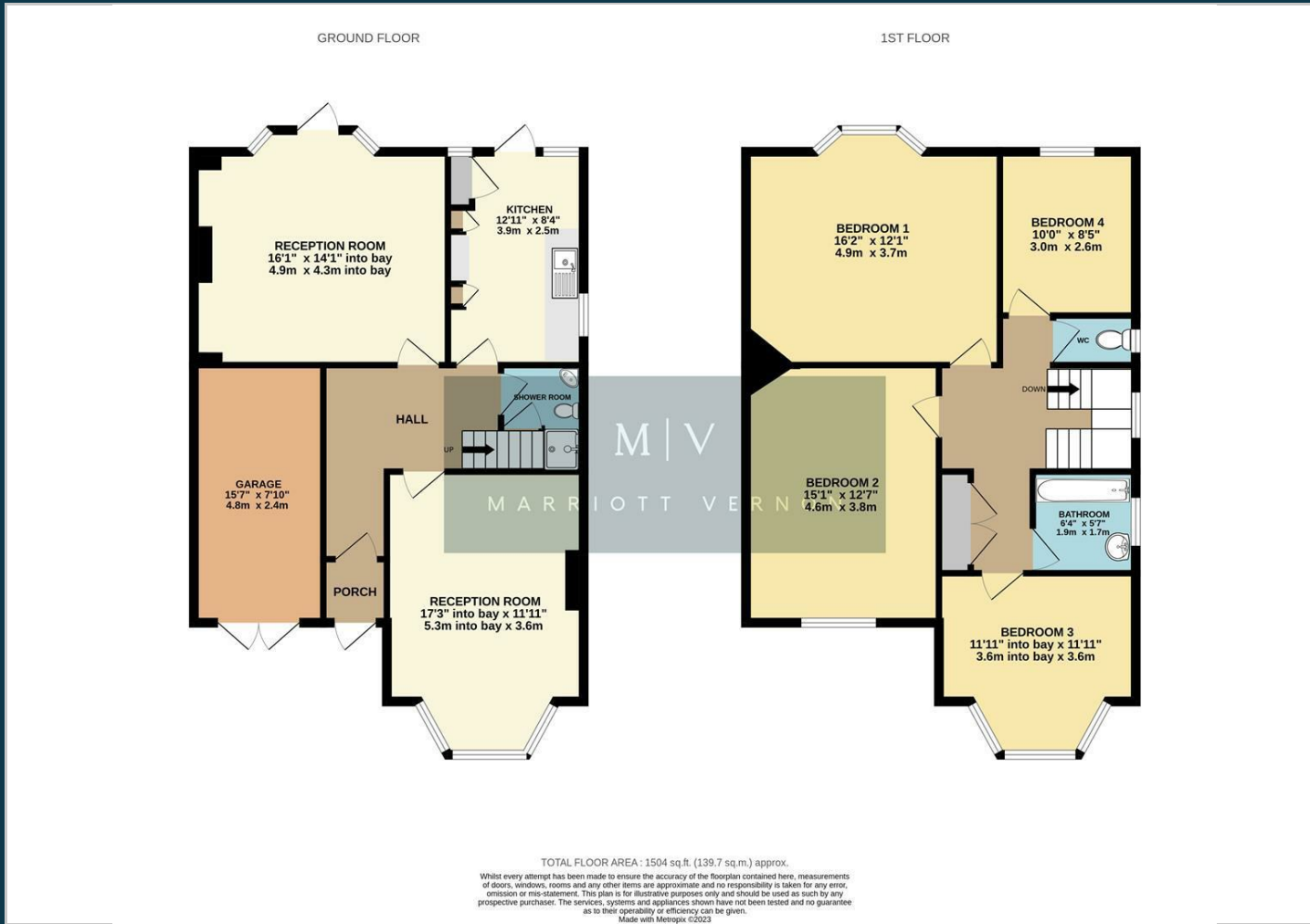




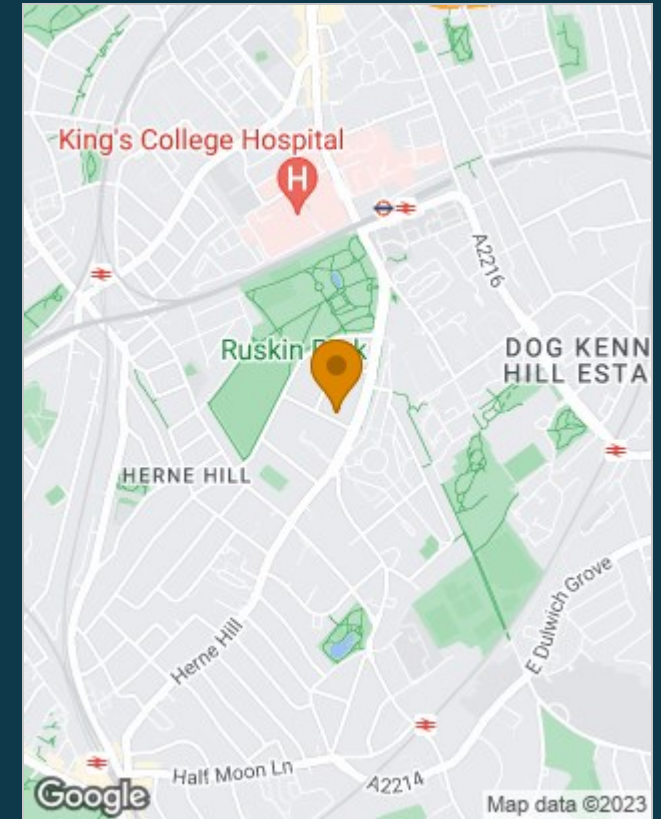
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## Floor Plans



## Location Map



## Viewing

Please contact our Marriott Vernon Estate Agents Office on 0208 657 7778 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		77
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	39	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.