

DANIELS ROAD, NUNHEAD, SE15

FREEHOLD

GUIDE PRICE £600,000

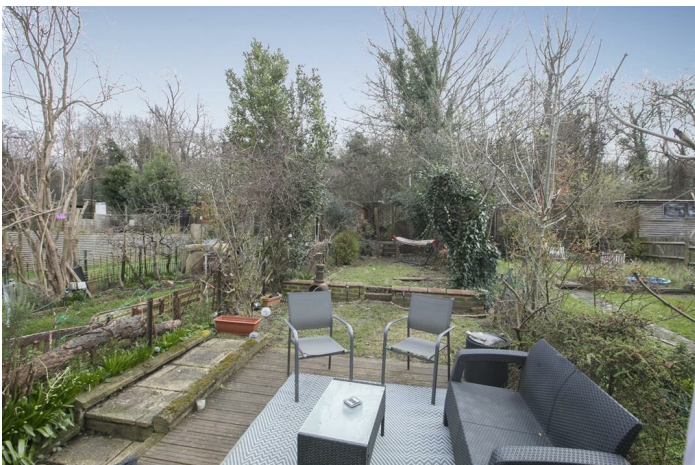


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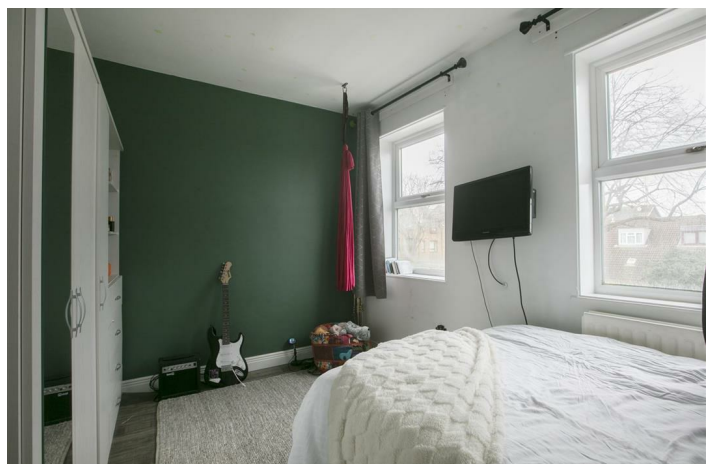
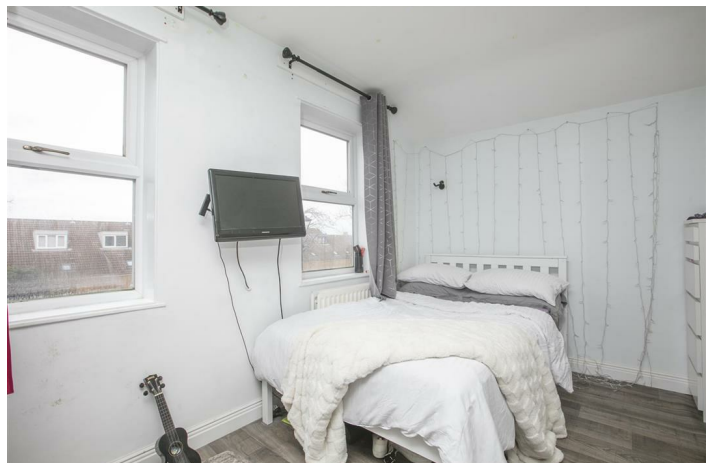
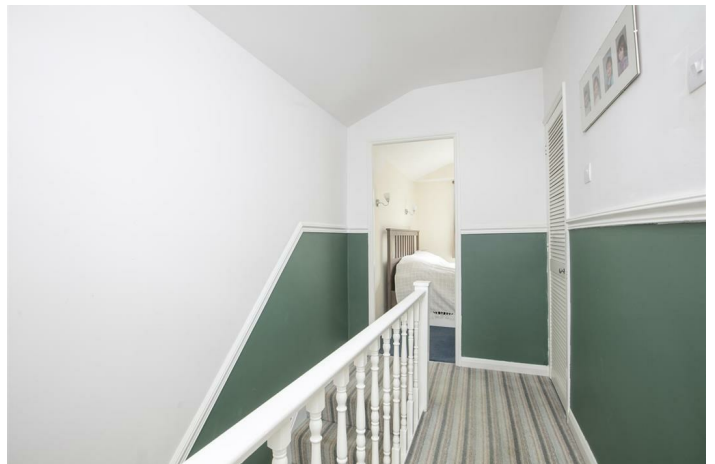
Bedrooms : 2
Receptions : 1
Bathrooms : 1

FEATURES

Generous Rear Garden With Direct Access
Seconds From Nunhead Cemetary
Two Bright Double Bedrooms
Large Living Area
Freehold



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GUIDE PRICE £600,000 TO £650,000.

Large Two Bedroom House with Generous Garden.

This larger than average two bedroom home boasts an impressive living space, two proper double bedrooms and a garden perfect for veg growers, sun bakers and bbqs. A direct rear access point from the garden puts you literally seconds from the entrance to the much-loved Nunhead Cemetery which supplies acres of historic woodlands. The accommodation, over two floors, comprises a well appointed reception, separate galley kitchen, two fine bright bedrooms and a bathroom. The location leaves you within an easy stroll of all that Nunhead offers - that's shops, cafes, eateries and pubs. From here you can walk to Nunhead station in a mere seven minutes for swift services to Victoria, Elephant & Castle, Blackfriars, Farringdon, St Pancras and Luton. Peckham Rye station is walkable in less than 15 minutes for numerous mainline connections, including London Bridge. The much-loved London Overground Line will whisk you to Shoreditch, Islington and Clapham. You're also close to some highly regarded state primaries such as Edmund Waller and Ivydale and there are some great independent schools in nearby Dulwich and Herne Hill.

The exterior sits behind wooden fencing and a near front garden. Your inner hall is a fine width and first introduces the kitchen which sits on the right. It has plenty of cabinet and counter space and a front aspect double glazed window. Recessed storage sits along the hall preceding your nicely proportioned living area. This will comfortably host a formal dining space in addition to a large sofa. Sliding glass doors leads rear to the patio and upward to the raised garden which stretches 70ft. The rear access point leads to Linden Grove - a mere moment's stroll from the gates of Nunhead Cemetery - great for joggers and dog owners. Back inside head upstairs to find the master bedroom facing rear over the garden. The abundant leafiness of the surrounding area offers a pleasant vista. A further double bedroom fronts the street. Both bedrooms enjoy the full width of the building. A bathroom with clean white suite completes the tour.

Nunhead boasts some lovely eateries. Kudu Grill and Four Hundred Rabbits have some lovely nosh. The Old Nun's Head does a lovely craft pint and more tasty fair. They have regular events and themed evenings too. A book shop, butcher and fishmonger will save you the bother of leaving the locale too. The glorious and well kept secret that is Peckham Rye Park is just a stone's throw away. Games fields, an ornamental garden, arboretum, bowling green, duckpond and outdoor gym will appeal to all tastes. Carry on through the park and further afield you'll find the delightfully eccentric Horniman Museum, and Britain's oldest public gallery, Dulwich Picture Gallery. For fabulous views across the whole of London head to the top of One Tree Hill.

Tenure: Freehold

Council Tax Band: C



GROUND FLOOR

Approximate. internal area :
39.05 sqm / 420 sq ft

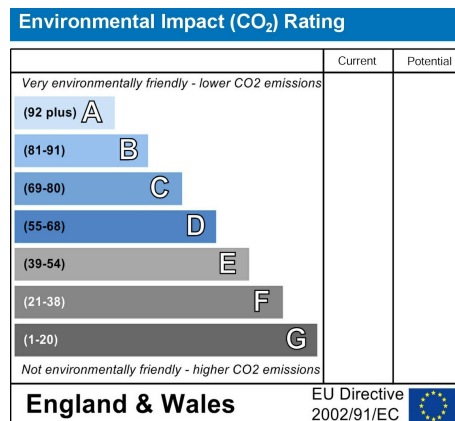
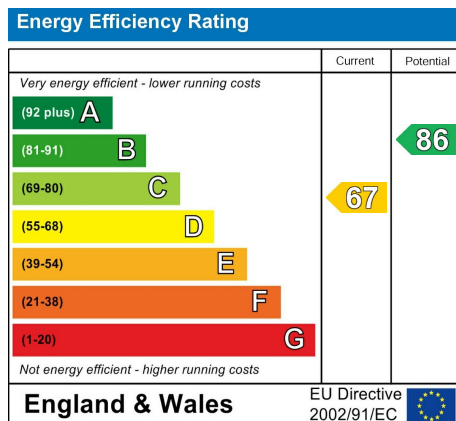
FIRST FLOOR

Approximate. internal area :
36.48 sqm / 393 sq ft

TOTAL APPROX FLOOR AREA

Approximate. internal area : 75.53 sqm / 813 sq ft
Measurements for guidance only / Not to scale

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All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.

