

HOLLYDALE ROAD, NUNHEAD, SE15

FREEHOLD

£775,000

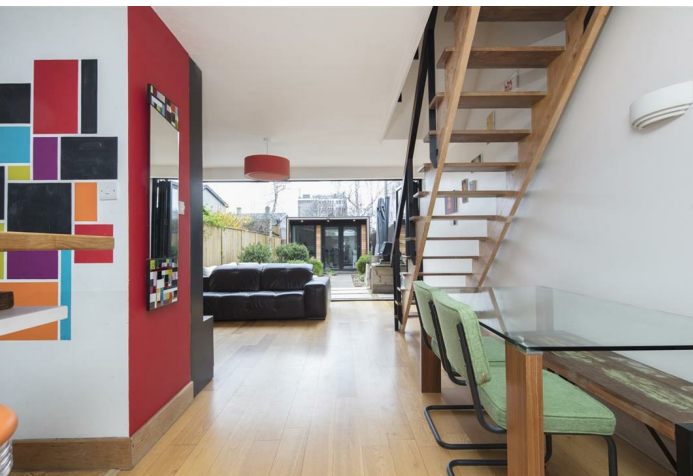


## SPEC

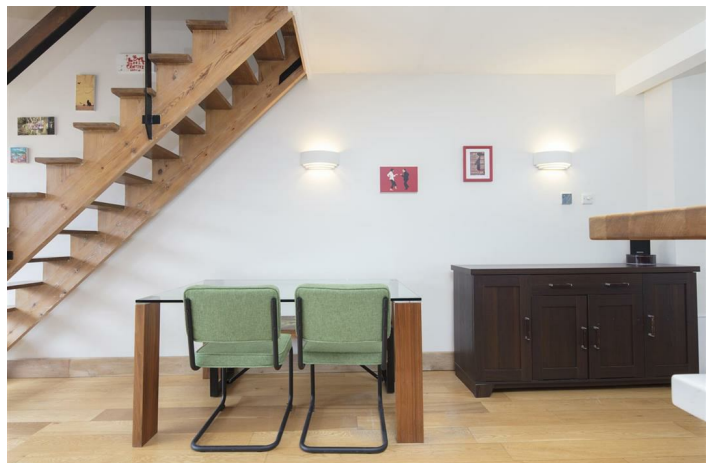
Bedrooms : 3  
Receptions : 1  
Bathrooms : 1

## FEATURES

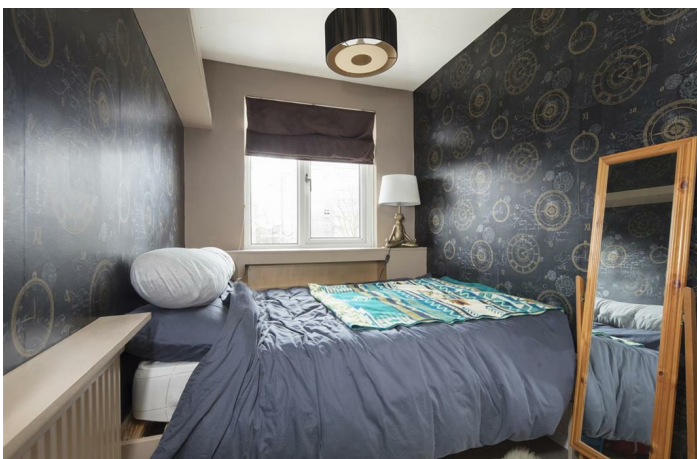
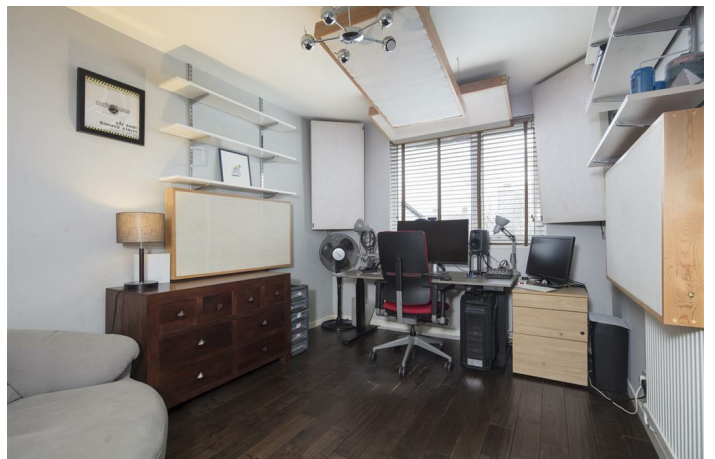
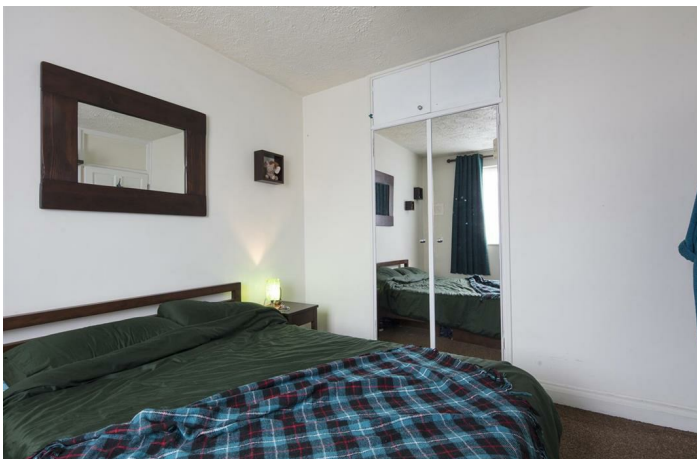
Wonderful Open Plan Living Area  
Versatile Summer House  
Pretty Garden with Direct Access  
Underfloor Heating  
Freehold



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Attractive Three Bedroom Home with Summerhouse in Quaint Spot - CHAIN FREE.

Viewings from Monday 12th August.

This beauty is so confident, it practically struts down the street. It has three beautiful bedrooms, charming open plan living area, impressive kitchen and an elegant garden with direct access. A versatile summerhouse with any amount of uses will further excite. Location-needs are satisfied too - one can easily picture strolling through the much-loved 'Nunhead Village,' where you'll find a wonderful wet-fish shop, delicious deli, gastro pub and bakery and a fifteen minute stroll of the amenities and eateries of Queens Road. Transport is so convenient with Nunhead station just a 10 minute walk away for regular swift services to London Bridge, St Pancras and Victoria! You can be strolling along the Thames door to door in less than 15 minutes. Queens Road Peckham station is even closer - just a six minute walk for further swift services to central London and beyond!

High hedging guides you along a path to a decent sized front garden. It's got storage, a pebble bed and plenty of space for bikes and bins. A contemporary door with oblong chrome handle, matching knocker and stained glass opens to your entrance hall, which supplies handy coat and umbrella storage and plenty of natural light through a wide, mottled window. The living space is wonderfully open plan, spreading confidently into the depth of the house. Solid wooden floors run from tip to toe and there is underfloor heating through the ground floor - your toes will thank you. A wide contemporary kitchen sits to the left with tonnes of units. A separate island and breakfast bar supplies further food prep space and is also home to a four-ring gas hob. Appliances include washing machine, dishwasher, fridge freezer, oven and microwave. A further pantry will house spices and dried foods. Cork tiles and slick tiled splashbacks complete the look. There's a formal dining space preceding the lounge area which faces onto a magical, full-width wall of folding doors framing a gorgeous garden view - they even have electric blinds! There's an integrated shelving and media unit on the rear wall. Outside you enjoy some lovely, raised planters, paving and some pretty beds. A wooden path leads down to a superb summer house, currently used as a gym and office it offers a huge variety of uses. Two tall mature trees frame the garden beautifully and supply shade. The sound of leaves rustling in the summer breeze is quite wonderful! There's also a rear access point to a community green space and play area.

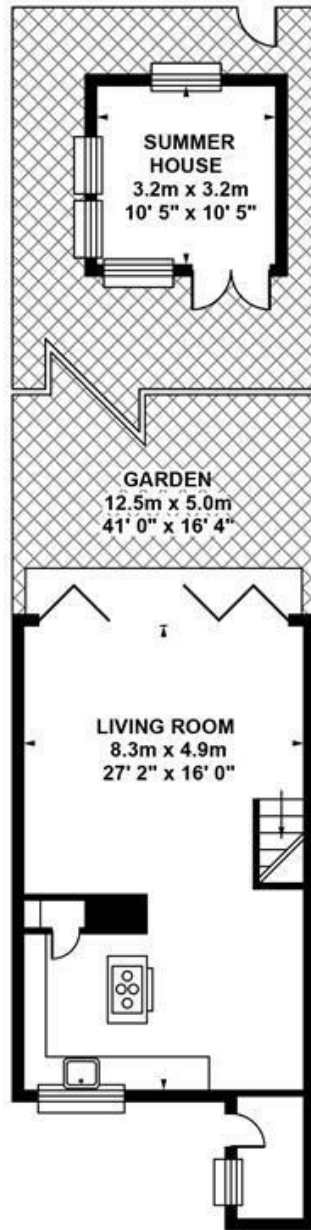
Back inside this dishy dwelling and take the stairs (with gorgeous original open treads and handrail) up to a light landing which is carpeted and has recessed storage. Bedroom one peeks over the street and has recessed wardrobes with mirrored doors. Bedroom two is even bigger and has wooden floors, retro grey walls and more storage space. Bedroom three is a good-sized single room which will comfortably fit a double bed horizontally. Extra storage can be found in the loft.

In addition to London Bridge services, Queens Road also benefits from the London Overground Line with services to Clapham, Canada Water (for the Jubilee Line), Shoreditch and Islington. This is a seriously well connected location, as well as Queen's Road station there are also good bus links into town - the 436 will take you all the way to Paddington and once in Peckham (10 mins walk) you have the option of the ubiquitous number 12. Peckham Rye and Telegraph Hill parks are both 15 minutes walk. Shopping and leisure couldn't be easier with Peckham high street and Camberwell close by.

Nunhead boasts some lovely eateries and the Old Nun's Head does a lovely craft pint and more tasty fayre. They have regular events and themed evenings too. A book shop, butcher, grocers, deli, baker, beer shop, Vermouth bar (!), pretty library, crafts store, bike shop and fishmonger will save you the bother of leaving the locale too. Peckham Cellars, Beer Rebellion and Peckham Bazaar are all within an easy 10 minute stroll of the house for yet more socialising. Kudu, Little Kudu and Kudu Grill are hugely popular and within comfortable walking distance. Then you have the mouth watering Farmer's Market on Sunday mornings in Peckham's town square, and the award-winning library, multiplex cinema, Pulse Healthy Living Centre - all within 15 minutes walk. In the other direction is Nunhead Nature Reserve and cemetery, good for exercising the dog or just enjoying the greenery and stunning views of St Paul's.

Tenure: Freehold

Council Tax Band: C



**GROUND FLOOR**

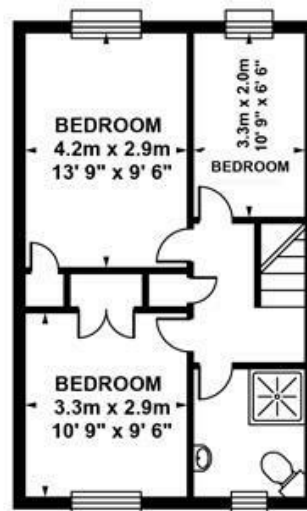
Approximate. internal area :  
44.26 sqm / 476 sq ft

**SUMMER HOUSE**

Approximate. internal area :  
10.24 sqm / 110 sq ft

**TOTAL APPROX FLOOR AREA**

Approximate. internal area : 96.00 sqm / 1033 sq ft  
Measurements for guidance only / Not to scale

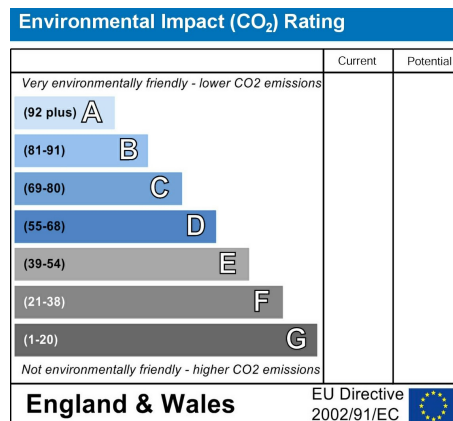
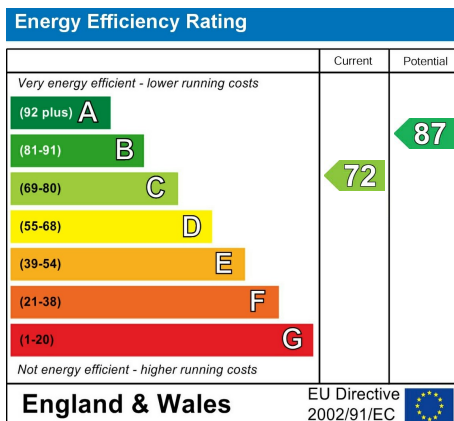


**FIRST FLOOR**

Approximate. internal area :  
41.50 sqm / 447 sq ft



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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.

