

WROXTON ROAD, PECKHAM, SE15

FREEHOLD

£1,100,000



SPEC

Bedrooms : 3
Receptions : 1
Bathrooms : 1

FEATURES

Full-Width Kitchen Diner
Original Features
Sympathetic Decor
Period Style Wall-Lighting
Freehold



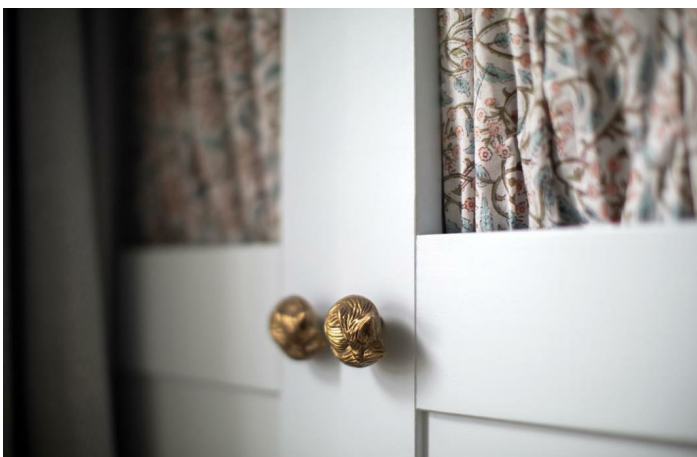
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Gracefully Extended Three Bedroom Period Home on Peaceful Mature Street.

A truly fine three bedder with spacious interior, fab full-width kitchen extension and a prized, peaceful yet convenient location! Spread generously over two lovely floors, the property comprises a large double reception, huge kitchen/diner, three proper double bedrooms, family bathroom and handy guest wc. The décor is sympathetic and there are numerous original features to enjoy. Period style wall lights add to the charm considerably. Wroxton Road is part of a much-loved collection of mature residential period streets but a few moments stroll from the best of Nunhead. The house is a mere seven minute walk to both Nunhead and Queens Road Peckham station making London accessible in a heartbeat. Peckham is less than 10 mins walk and boasts a flood of great bars, pubs and restaurants. Even closer is Nunhead - it has two good coffee shops, bakers, fishmonger and butchers. There are many families whose children go to Edmund Waller so there is a real community feel walking into school in the morning.

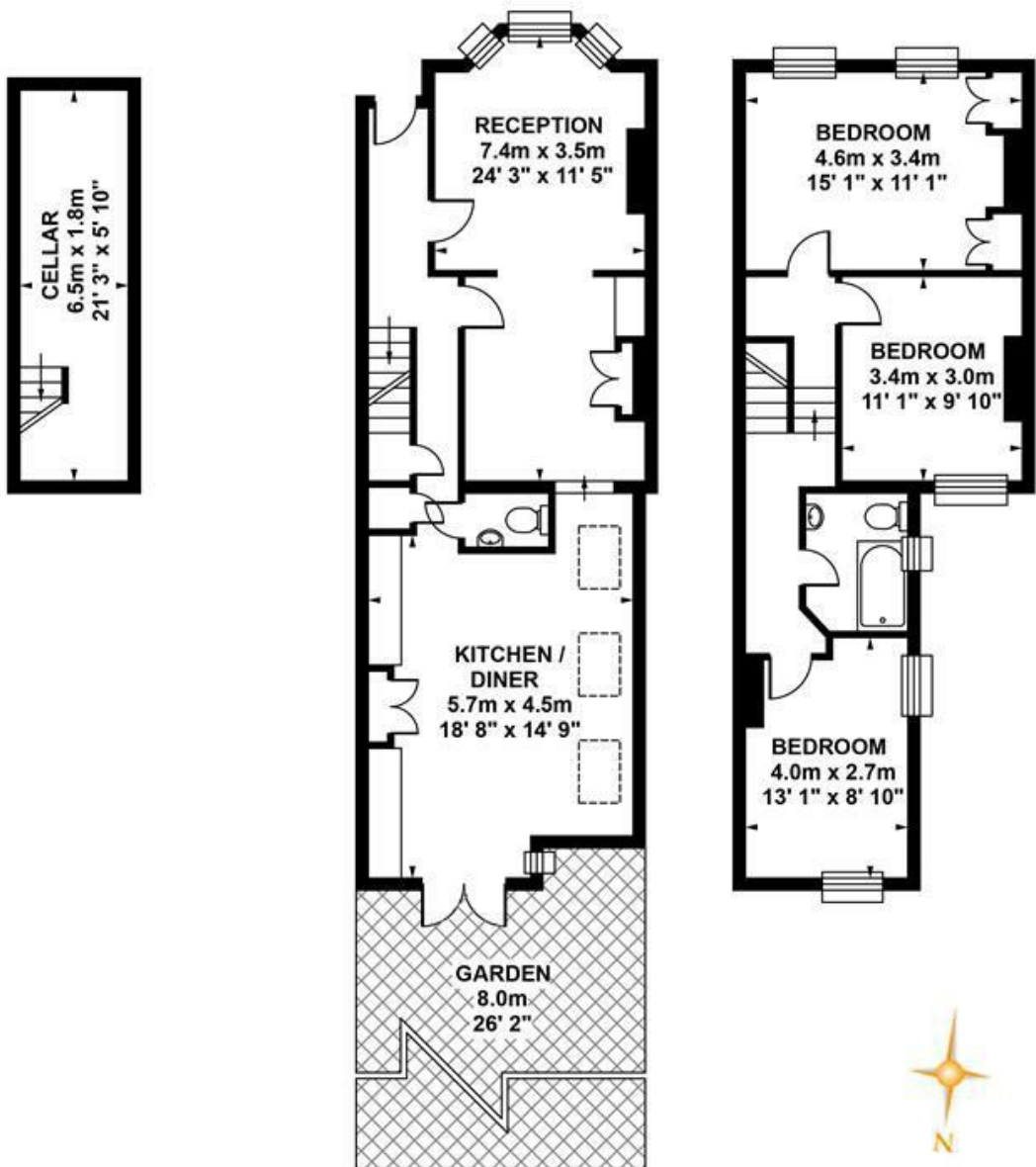
The hall has rustic original floorboards, simple cornicing and wooden radiator covers. The skirting, architraves and doors are a rich, deep olive and the walls a complimentary neutral shade. To the left you find a generous double reception with front aspect bay window and a lovely ornate Edwardian feature fireplace. To the rear sits a wonderfully executed wall of bespoke shelving which incorporates a media unit for the flat screen. An open arch leads rear from here to the kitchen/diner. This has three large skylights leading to a fab picture window that frames garden views. The space stretches the full width to afford you unbeatable dining and cooking space. The shaker style cabinets are topped in solid wooden appliances and include a five ring gas range and integrated dishwasher. A full height pantry will house all the spices and numerous period style wall lights supplies the mood lighting.

Double doors open rear to your decked patio and on to the neat lawned garden. Mature hedging, shrubs and flowers make for a lovely spot. A large storage cellar is accessed in the hall next to a laundry cupboard and opposite the downstairs wc. Upward bound you find the first double bedroom on the rear return. It's a dual aspect carpeted space with garden views and space for slumber and study. A family bathroom completes this floor with painted timber floors, tear drop bath and heated towel rail. Bedroom two stretches full width to the front with tasteful bespoke wardrobes. Bedroom three, another lovely double, is carpeted and rear-facing.

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: D



**LOWER
GROUND FLOOR**

Approximate. internal area :
11.70 sqm / 126 sq ft

GROUND FLOOR

Approximate. internal area :
59.53 sqm / 641 sq ft

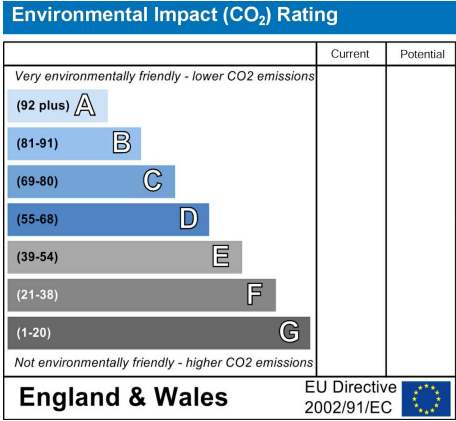
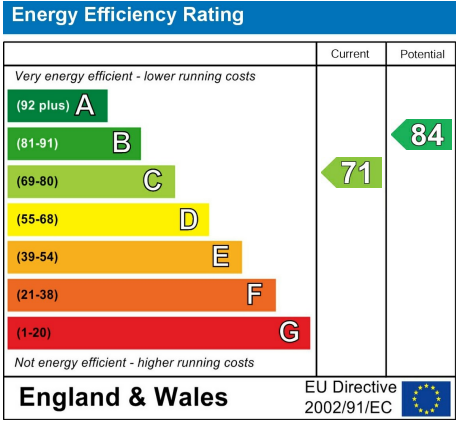
FIRST FLOOR

Approximate. internal area :
49.12 sqm / 529 sq ft

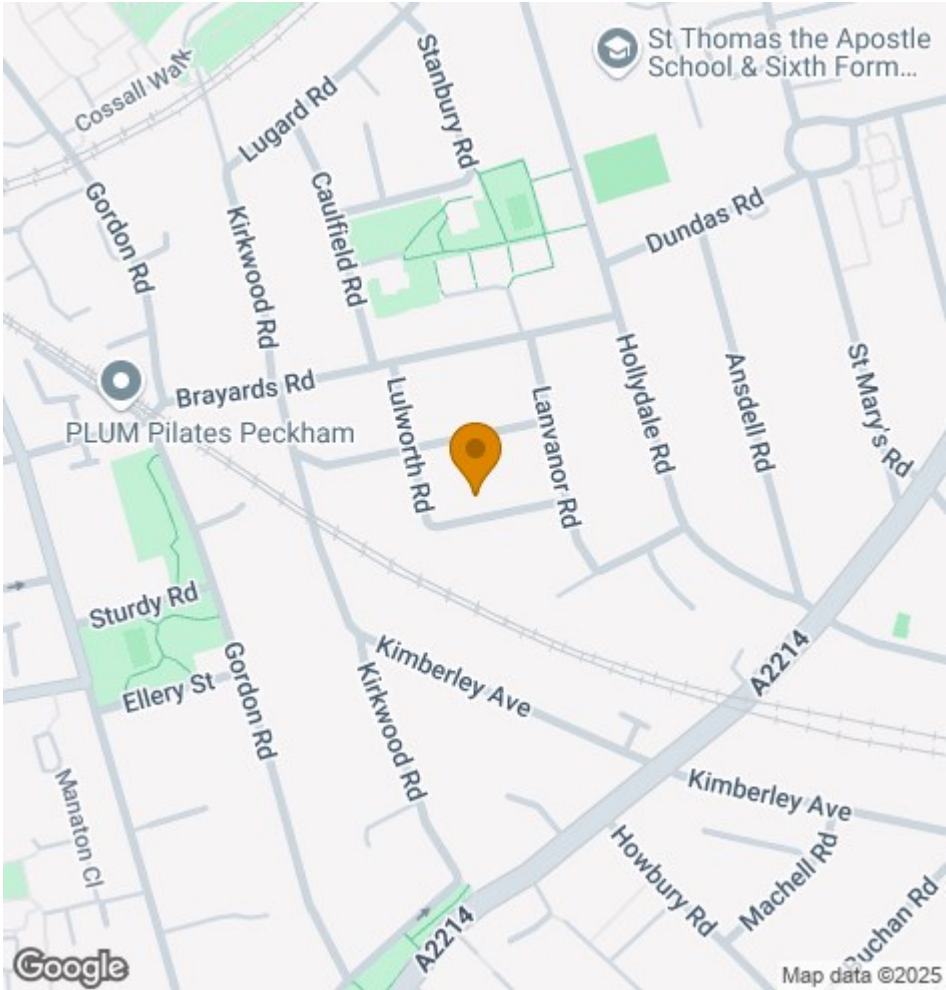
TOTAL APPROX FLOOR AREA

Approximate. internal area : 120.35 sqm / 1296 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.



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