

MALDON CLOSE, CAMBERWELL, SE5

FREEHOLD

£820,000



SPEC

Bedrooms : 3

Receptions : 1

Bathrooms : 1

FEATURES

Off Street Parking

Wonderfully Peaceful Residential Setting

Scope to Extend (subject to PP)

Close to all Amenities

Freehold



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Lovely Three Bedroom Home in Popular Peaceful Spot - CHAIN FREE.

Lovingly owned by just one family since it was built in 1957, this perfectly placed family home offers seriously good vibes throughout. Sitting on the quietest end of a leafy, friendly and peaceful residential close, the property offers a uniquely welcoming, mature and safe living environment - it's one of Camberwell's best kept secrets. The property, over two floors, comprises a lovely double reception, contemporary kitchen, dining room with garden access, two double bedrooms and a front-facing single room. Off street parking adds to the charm. Grove Primary School, is a three minute walk and Denmark Hill station is just five. The endless social attractions of both Camberwell and East Dulwich are each walkable in around 10 minutes. Here you'll benefit from swift services to Victoria, Elephant and Castle, Farringdon, Clapham, Shoreditch and more!

Maldon Close curves gently around a central green spot with mature trees and shrubs. Each house is well maintained and handsome with an off-street parking space. It feels like a nice road to grow up on. A neat inner hall leads to your lovely double reception which has an electric fire, recessed storage and simple coving overhead. A spotless contemporary kitchen adjoins to the rear through a sliding pocket door. It benefits from modern gloss cabinets, a 'one and a half bowl' sink and drainer, four ring induction hob and underfloor heating. The microwave, oven, dishwasher and fridge are integrated. Beyond this you find a wide dining room with garden access and views. Outside is laid to lawn with a peaceful leafy aspect. Upstairs you meet two fine double bedrooms, recessed storage off the landing and a neat, modern shower room. A compact single room, currently laid out as a study completes the tour.

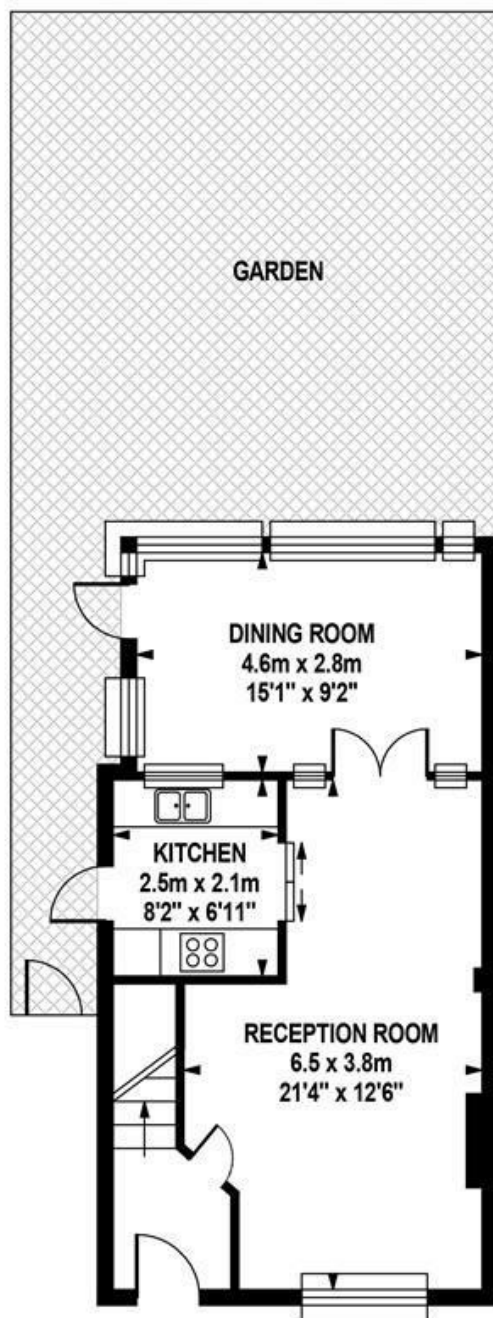
This property is in a highly prized location; Camberwell, Denmark Hill, Bellenden, and East Dulwich all within easy walking distance. Your transport links are numerous and frequent a mere five minutes on foot to Denmark Hill station (Zone 2). The fab London Overground orange line links you to Canary Wharf (via Canada Water) in just 16 minutes! East Dulwich station is just 7 minutes in the opposite direction for further links to London Bridge. The close enjoys a real community vibe with lots of friendly neighbours and a yearly summer street party. You're a moment's drive (or a five minute walk) from the big Sainsbury's on Dog Kennel Hill. The Foundation Schools in Dulwich Village are all also within easy access. The lovely Ruskin Park is a mere seven minute walk - great for the kids or walking the dog.

Tenure: Freehold

Council Tax Band: E

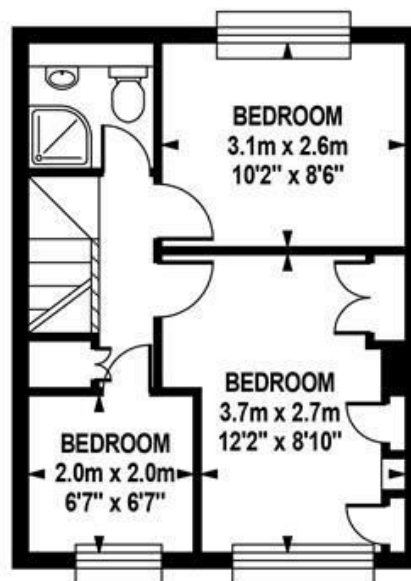
MALDON CLOSE SE5

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GROUND FLOOR

Approximate Internal Area :-
43.29 sq m / 466 sq ft



FIRST FLOOR

Approximate Internal Area :-
31.21 sq m / 336 sq ft

TOTAL APPROX.FLOOR AREA

Approximate Internal Area :- 74.51 sq m / 802 sq ft
Measurements for guidance only / not to scale

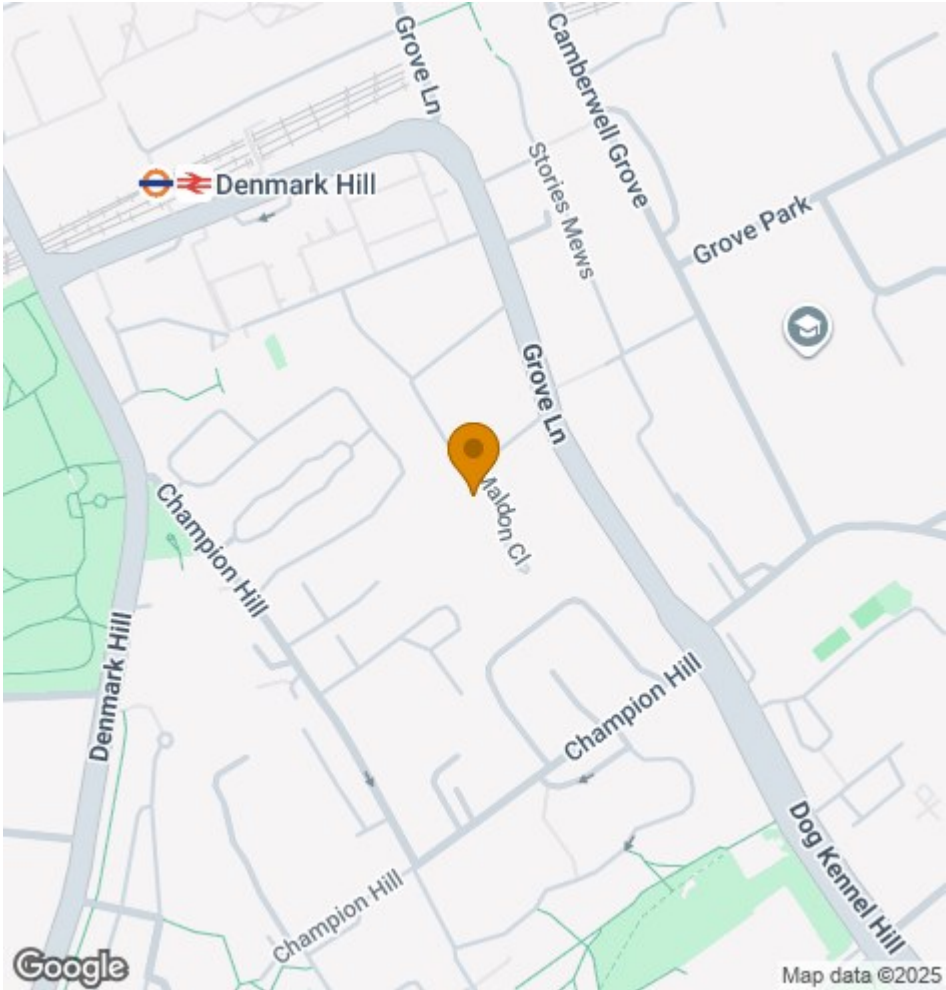
MALDON CLOSE SE5

FREEHOLD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	71
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

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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