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Nimegen Way, London, SE22

OIEO £600,000

Leasehold

A chain free two double bedroom house on the borders of East Dulwich & Dulwich Village.



Local Transport

East and North Dulwich

Approx. 800 metres away
Destinations: **London Bridge & Peckham Rye.**

Denmark Hill

Approx. 1 mile away
Destinations: **Victoria, Clapham Jctn, St Pancras & Canada Water (for connection to Canary Wharf)**

37, 40, 176 & 185

Destinations: **Brixton, Waterloo, Victoria & The City.**

Two double bedrooms

27' private garden

Eat-in kitchen

This lovely, two double bedroom modern house is currently tenanted but is being sold with vacant possession and chain free. It is to be found on Nimegen Way off East Dulwich Grove close to its intersection with Townley Road.

The house is therefore situated roughly a five minute walk from both Lordship Lane and Dulwich Village. So, on your doorstep, you have access to the many bars and eateries on what is one of southeast London's most sought after high streets. Whether you wish to eat out, or pick up some provisions for dinner in, everything you could wish for is within easy reach. In addition to the bars and restaurants, Lordship Lane also offers a growing number of independent shops and, on a Saturday, the Northcross Road market is also just around the corner. Additionally, five minutes in the other direction takes you to Dulwich Village with its additional restaurants and shops, not to mention the famous Dulwich Picture Gallery and the fantastic open spaces of Dulwich Park.

Both East and North Dulwich railway stations (which provide direct services into London Bridge (c.13 mins)) are no more than a 10 minute stroll from the property. Frequent bus services are available within a few minutes walk, which can take you directly to Brixton (for Victoria Line tube services), the City or the West End or, within ten minutes, to Denmark Hill railway station. There you will find London Overground services providing connections to the Jubilee line tube services to Canary Wharf.

The location of the house is also brilliant for schools with Alleyns and JAGS literally across the road and a range of good state schools also nearby.

You enter the house into the hallway from which, to your left, is the reception room. This is a spacious room with a casement window looking out to the front of the property. Directly opposite the reception room is the downstairs cloakroom.

At the rear of the house is the kitchen diner. To your left is the kitchen area, which is nicely fitted with a range of contemporary panelled wooden units with a granite effect worksurface. There is an integrated oven and hob with space for freestanding washing machine, dishwasher and fridge freezer. To the right of this room is the dining area, which is easily large enough to accommodate a six person dining table and chairs. From the kitchen diner, two windows look out onto, and a door leads out to, the rear garden.

Returning to the hallway a staircase leads to the first floor. Here you will find the two bedrooms and a bathroom as well as a large useful storage cupboard. At the front of the property is the main bedroom. This is a bright and generously sized room with two windows looking out to the front of the property. In the corner of the bedroom there is a built-in wardrobe. Adjacent to the main bedroom is the second bedroom. This is, again, a very generously sized double room, which has windows to two aspects and space for plenty of storage.

At the rear of the property at first floor level is the bathroom. This is nicely fitted with a white three-piece suite, comprising bath with over bath shower, low-level WC and handbasin.

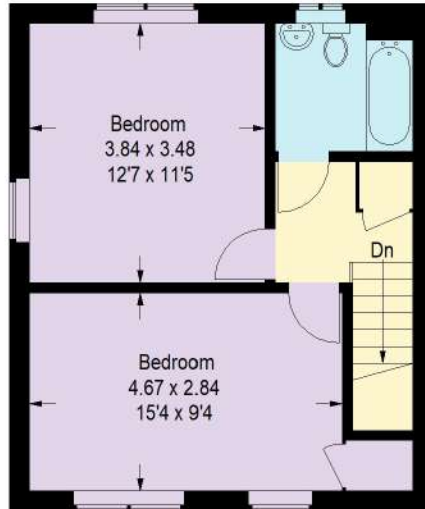
Externally, the property benefits from a private rear garden. There is an extensive raised paved area immediately outside of the kitchen diner, which is the perfect spot for outside dining and entertaining during the warmer months. Beyond the paved patio is a lawned area, which has space for a garden shed and has a side gateway, allowing larger items, such as bicycles, to be brought directly into the garden without the need for them to pass through the house.

This is a very well located house, which is being sold chain free. Your early viewing is recommended.

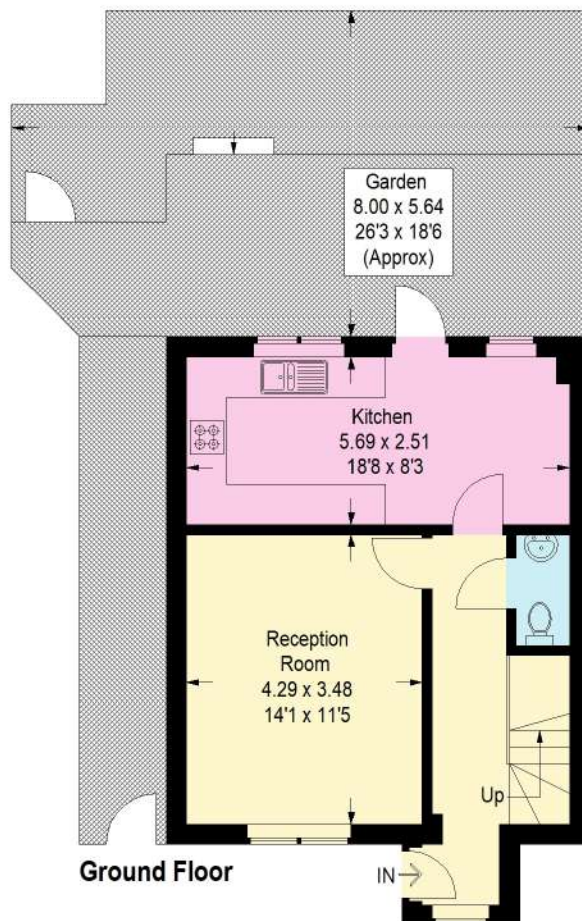


Nimegen Way, SE22

Approximate Gross Internal Area
Ground Floor = 41.3 sq m / 445 sq ft
First Floor = 39.6 sq m / 426 sq ft
Total = 80.9 sq m / 871 sq ft

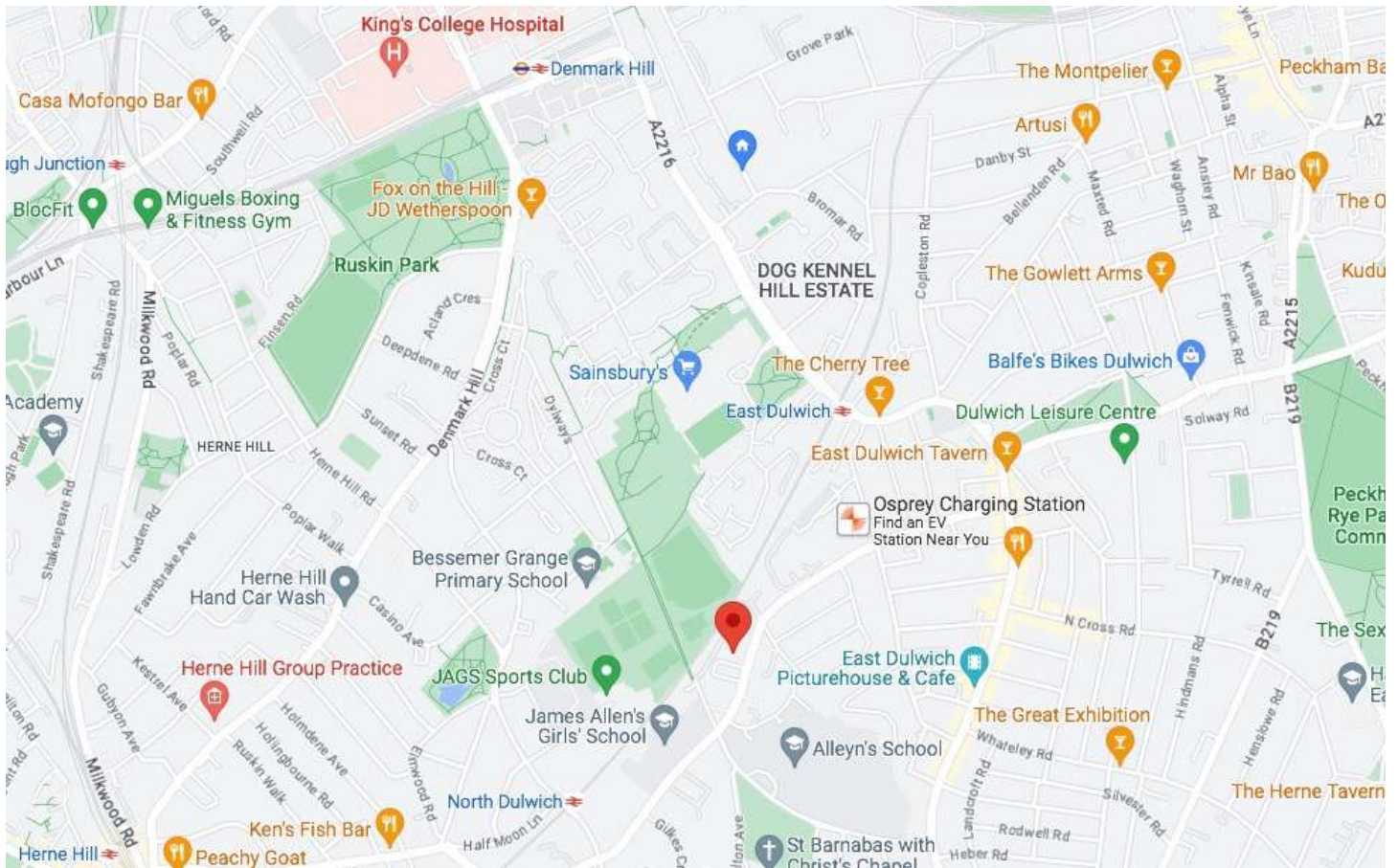


First Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1003446)



EPC TO FOLLOW

To arrange a viewing of this property please call us on 020 7737 8047
or visit www.no-flies.co.uk for further details.

Viewing strictly by appointment only with No-Flies.