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Evelina Road, Nunhead, SE15

£1,000,000

Freehold

A spacious and bright four bedroom family home in the heart of Nunhead.



Local Transport

Nunhead

Approx. 400 mtrs away
Destinations: Peckham Rye, London Victoria, Elephant & Castle, London Blackfriars, Kings Cross and City Thameslink.

P12 & 78.

Approx: 50 metres away
Destinations: Peckham Rye, Honor Oak, Tower Bridge, Liverpool Street & Shoreditch High Street.

Four bedrooms

Two baths

Off Street Parking

Great Location

This extremely bright and spacious 4 bedroom family home is situated on Evelina Road right in the heart of vibrant Nunhead with its popular local pubs, restaurants, independent shops and pretty almshouses gathered around Nunhead Green. The open spaces of the beautiful Nunhead Cemetery and Peckham Rye park are just a short walk away, and a few minutes on from there are the shops, bars and restaurants of both East Dulwich and Peckham.

The property is situated only minutes from Nunhead railway station, which provides direct services into Victoria (15 mins), Blackfriars (16 mins), City Thameslink (18 mins) and King's Cross/St.Pancras (24 mins). It is also a 10-15 minute stroll to Queens Road Peckham station, which additionally provides access to direct services to London Bridge (8 mins) as well as to London Overground services with connections to the Jubilee line tube services to Canary Wharf and central London.

The house is also well placed for schooling, with a number of state primary schools all within a short walk and the Harris Academy secondary schools also readily accessible on Peckham Rye. The independent schools, for which Dulwich is famous, are also only a short drive away.

You approach the property through the enclosed front garden and on into a covered porch. Upon entry in the house, you find yourself in the downstairs hallway with its solid wooden flooring that extends on into the rest of the ground floor. Immediately to your left from the hallway is the front reception room. This is a spacious and bright room with a wide bay, looking out to the front of the property. From this room an archway fitted with sliding doors leads into the kitchen diner.

The kitchen diner is an extremely spacious room with areas zoned for both cooking and eating. The kitchen area is fitted with a range of modern white units with a grey stone effect work surface. There is a large island unit, which houses the dishwasher as well as a range of storage and into which is incorporated a breakfast bar area. The units facing the island incorporate an integrated fridge and freezer and a Bosch double oven.

Opposite the kitchen area you will find a spacious laundry cupboard, which can easily accommodate both a washing machine and tumble dryer, as well as the downstairs cloakroom, which is fitted with a white low-level WC and hand basin. To the rear of the kitchen diner is a spacious dining area, which can easily accommodate a large family sized dining table. From the rear of the kitchen diner trifold doors as well as a large casement window look out onto the rear garden. These, together with a large roof light, make this an extremely bright and welcoming space.

Returning to the hallway a staircase leads up to the first floor. Here you will find the family bathroom and three of the bedrooms.



At the rear of the property at first floor level is the family bathroom. This is very nicely fitted with a white three-piece suite comprising low-level WC, hand basin and bath with over bath shower and it also benefits from a heated towel rail. Adjacent to the bathroom is the first of the bedrooms. This is a spacious double room with a large casement window looking out to the rear of the property.

At the front of the house at first floor level are two further bedrooms. To the left there is the smallest of the bedrooms, which the current owners use as a home office. This is a bright room with a casement window looking to the front of the property and it also benefits from a built-in wardrobe.

The main bedroom on this floor is also found at the front of the property. Again, it is a very generously sized double room with a large casement window looking out onto Evelina Road.

From first floor level a further staircase leads up into the loft extension. The loft suite comprises an extremely spacious double bedroom, which has large amounts of both eaves and wardrobe storage. To the front of this room is a roof window and to the rear are fully glazed double doors with a Juliet balcony. Ensuite to this bedroom is a shower room, which is fitted with a white three-piece suite, comprising low level WC, contemporary hand basin with vanity unit and large walk-in shower enclosure with rainfall showerhead. There is also a heated towel rail.

Externally, this lovely house benefits from both front and rear gardens. To the front there is a gated entrance leading into a large off-street parking area, which is laid to shingle and surrounded by a number of beds planted with a range of shrubs and perennials. There is also a screened bin area to the front.

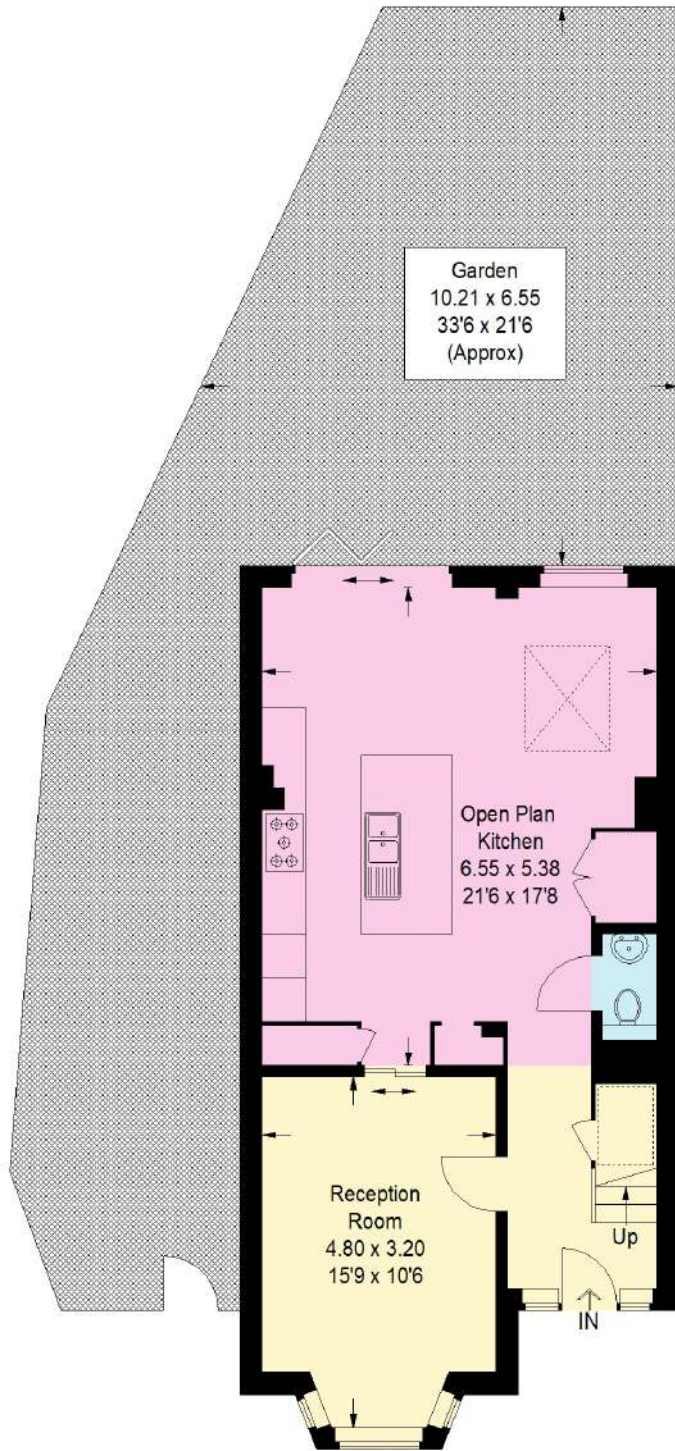
To the rear the house has a pretty, enclosed and secluded wrap around garden which comprises a paved patio area leading onto a lawned area which, in turn, leads onto a raised sitting area. The property also benefits from a very wide side return. Here the existing owners have installed a number of raised beds for vegetable growing as well as a large garden shed but it could also provide scope (STPP) to further extend the downstairs footprint of the property. From this side return area, a gate leads out into the front garden.

Benefitting from an enviable location and excellent transport links as well as a wealth of space and light, this is a lovely family property and your early viewing is recommended.

Evelina Road, SE15

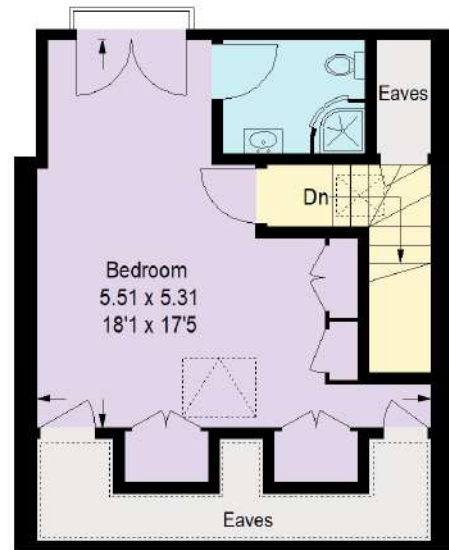
Approximate Gross Internal Area
(Excluding Eaves)

127.5 sq m / 1372 sq ft

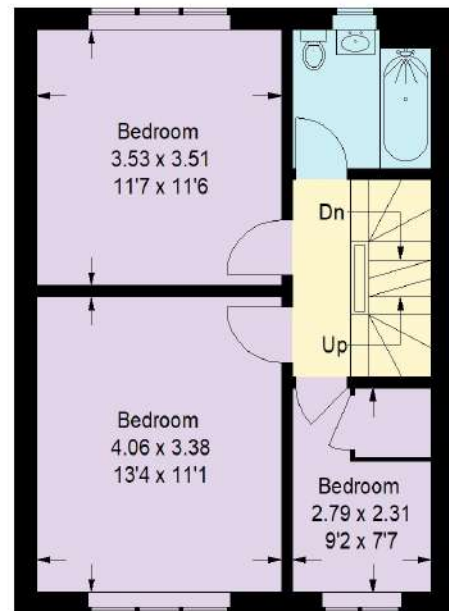


Ground Floor

= Reduced Headroom Below 1.5 M / 5'0

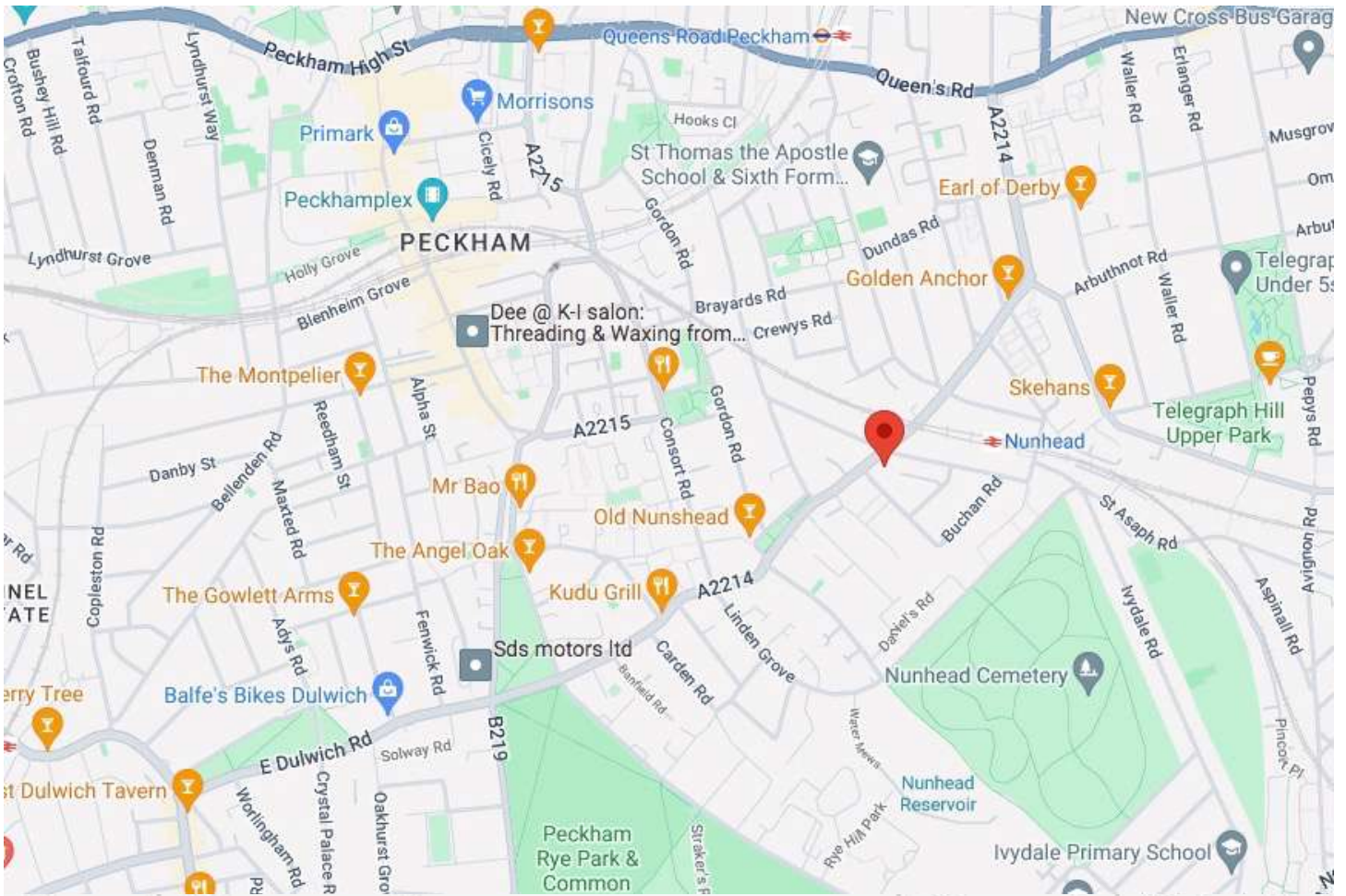


Second Floor



First 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. (ID:1062983)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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.