Wooster & Stock

CROFTON ROAD, CAMBERWELL, SE5

FREEHOLD

GUIDE PRICE £1,250,000 TO £1,350,000







SPEC

Bedrooms : 4
Receptions : 2
Bathrooms : 2

FEATURES

Original Fireplaces & Cornicing
Much-Loved Mature Location
Large Storage/Laundry Cellar
Mature Fruit-Bearing Apple Tree
Freehold









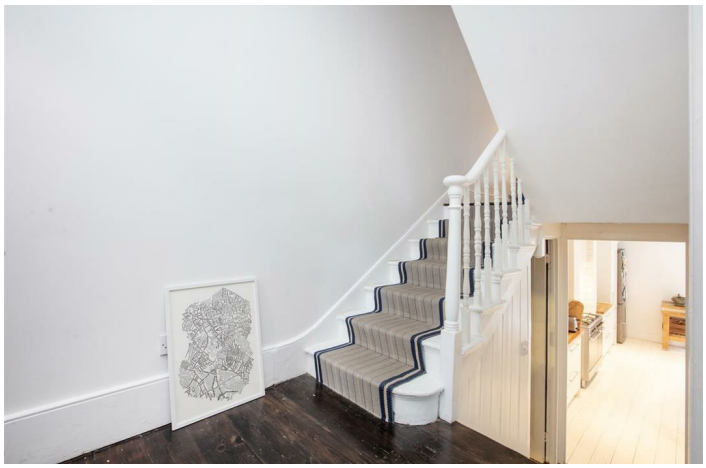




CROFTON ROAD SE5

FREEHOLD



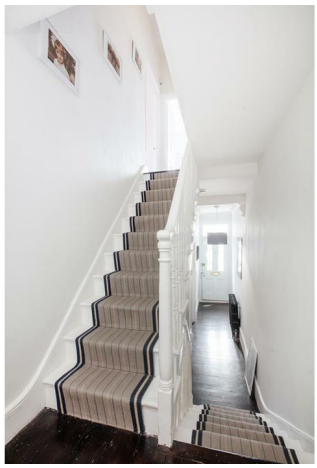














CROFTON ROAD SE5

FREEHOLD



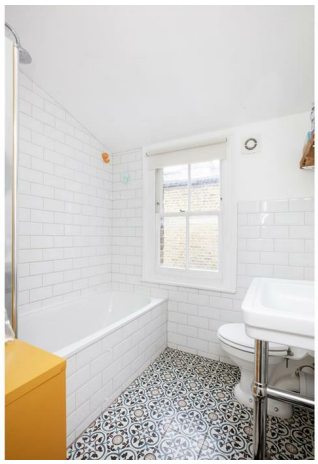














CROFTON ROAD SE5
FREEHOLD















CROFTON ROAD SE5
FREEHOLD

GUIDE PRICE: £1,250,000 - £1,350,000.

Substantial Four Bedroom Victorian Home With Original Features - CHAIN FREE.

Crofton Road homes are highly prized for their period charm and generous proportions. This super four bedroom number boasts every advantage - generous living and dining space, four delightful bedrooms, shower room, bathroom and a fab storage cellar with laundry set-up. There's a pretty rear garden with mature apple tree - perfect for summer gatherings. This is a mature, popular street that rises gently from Peckham Road to Lyndhurst Grove and sits within a pleasurable five minute ramble of bountiful Bellenden Village. Transport is a cinch with Peckham Rye Station less than a 10 minute stroll for swift, regular services to London Bridge, Victoria, Elephant and Castle, Blackfriars, Farringdon, Shoreditch and oodles more. Your social life will buzz with the nearby bustle of Camberwell, Peckham, East Dulwich and Queens Road.

An original door with oblong panes opens to original cornicing and corbals and a handsome school house radiator. Original timber floors continue right to the double reception which is handsomely proportioned. Original features include twin fireplaces and some delightful cornice work. The front section has a ceiling rose and shutters on the lower panes of the wide bay window. The rear part of the room enjoys French doors opening to a Juliette balcony overlooking a green flat roof and the garden – great for the green fingered amongst us! A half flight descent from the hall leads to the kitchen and the cellar. The cellar is a generous space with tonnes of storage and plumbing for the washing machine. The kitchen enjoys white painted timbers, solid oak counters, butler sink and contemporary white cabinets. Appliances include a five ring gas range and integrated dishwasher. A further set of French doors leads outward to a paved patio and on to the garden which has a lawn, raised planter and lush fruit-bearing apple tree, as well as an outside shed/storage area with a planted roof.

Moving upward, the first return hosts the first of your four bedrooms. It’s a sweet double room with garden views. The shower room sits next to this and completes this level. Upward again to the first floor you find a wonderful front aspect double bedroom stretching to full width with a triptych of arched sash windows and generous fitted storage. Bedroom three is another double and has pretty pink walls and more rear views as well as fitted storage. Bedroom four sits to the rear of the upper landing with another original feature fireplace and fitted storage. Last but not least comes a cute side-aspect bathroom with fancy flooring and crisp wall tiles.

The South London Gallery Cafe is great for impressing visitors with! Rye Lane is tantalisingly close for any amount of culture. For coffee, croissants, books, antiques, flowers and dry cleaning services, go no further than Bellenden Village (a 5 minute walk). We love Artusi, Petitou, The Victoria Inn, Ganapati and The Begging Bowl. The Bussey Building has some fab rooftop bars and even a cinema! The highly considered Villa Nursery is at the top of the road - now that's an easy morning drop off! The area has easy access to Peckham Rye (zone 2 and less than 10 minutes walk) and Denmark Hill stations (also zone 2 and about a 12 minute walk away) for services to London Bridge, Victoria and Blackfriars. The Windrush Line whizzes you to Clapham, Shoreditch and Canada Water for the Jubilee Line. A whole variety of buses run into town along Peckham Road, just five minutes away. The wide open green spaces of Peckham Rye Park are also within easy reach. Even closer is the very lovely Warwick Gardens. It's a fine spot for a read of the papers.

Tenure: Freehold

Council Tax Band: E

CROFTON ROAD SE5

FREEHOLD



LOWER GROUND FLOOR
Approximate Internal Area :-
14.68 sq m / 158 sq ft

GROUND FLOOR
Approximate Internal Area :-
58.25 sq m / 627 sq ft

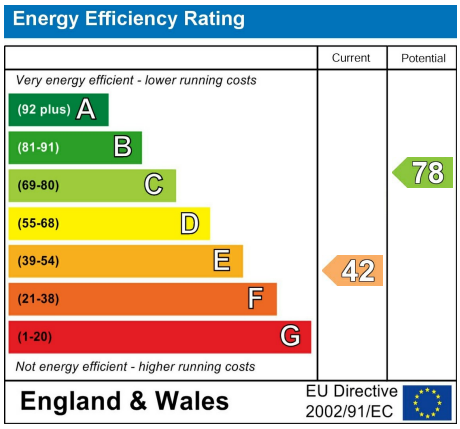
FIRST FLOOR HALF LANDING
Approximate Internal Area :-
20.16 sq m / 217 sq ft

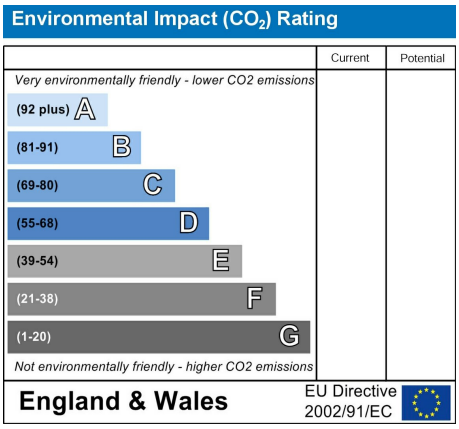
FIRST FLOOR
Approximate Internal Area :-
56.86 sq m / 612 sq ft

TOTAL APPROX.FLOOR AREA
Approximate Internal Area :- 149.95 sq m / 1614 sq ft
Measurements for guidance only / not to scale

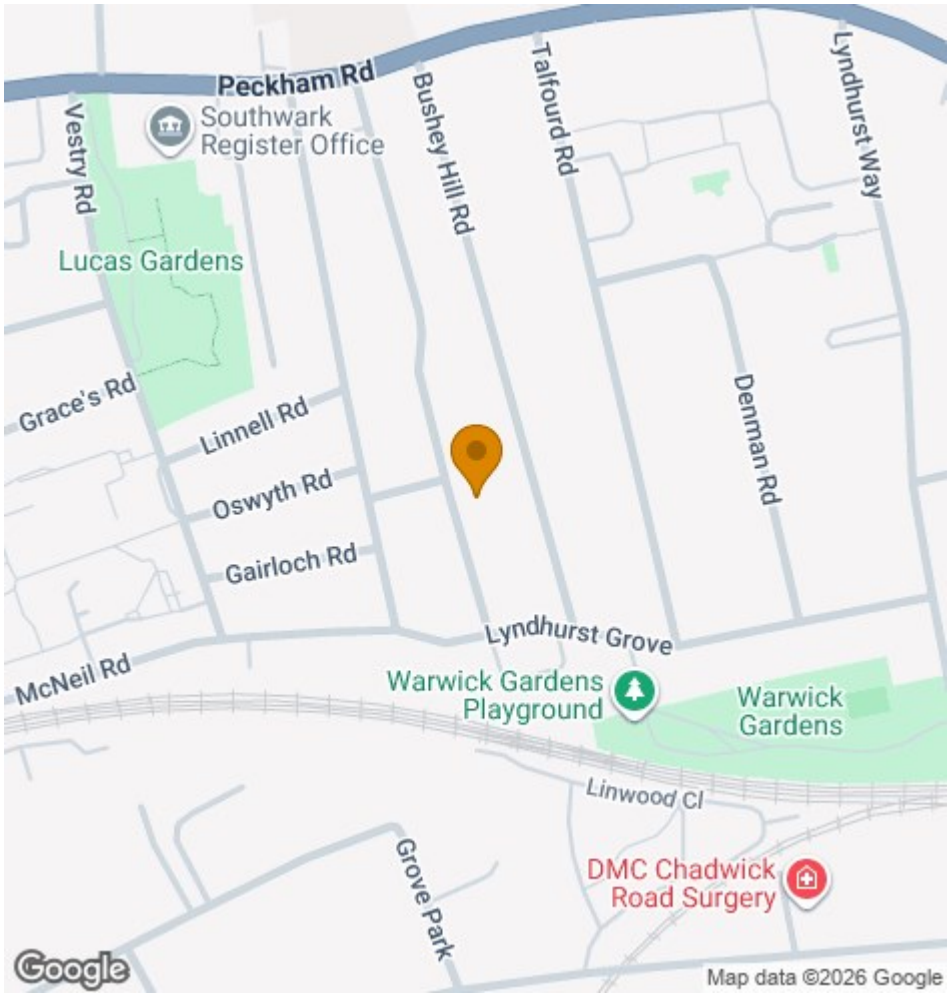
CROFTON ROAD SE5

FREEHOLD





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.



Wooster & Stock

17 Nunhead Green
London SE15 3QQ
020 7952 0595
sales@woosterstock.co.uk