



Email: info@no-flies.co.uk

www.no-flies.co.uk

Contact us on 020 7737 8047

Underhill Road, SE22

£825,000

Freehold

A charming three bedroom half house with a lovely garden being sold Chain Free.



Three bedrooms

Lovely garden with Southerly aspect

Chain Free

This charming, three bedroom half house is to be found towards the middle of Underhill Road close to the junction with Dunstons Road. It has been nicely maintained by the current owner and is ready to be moved into. It offers adaptable accommodation, has a lovely garden, which backs onto allotments, and is being sold chain free.

The property is about a five minute stroll from Peckham Rye Park and about 15 minutes from Lordship Lane. So, within easy striking distance, you can pick and choose from the many restaurants on this very foodie oriented stretch of south east London high street, drop in for a drink in one of the excellent pubs or bars or pick up fresh produce from the weekly Northcross Road market or the increasing number of independent food retailers. Even closer to home Forest Hill Road and Barry Road provide a number of shops for daily requirements as well as a number of well regarded pubs and eateries.

Local Transport

Honor Oak Park

Approx. 1 mile away

Destinations: **London**

Bridge, London Victoria, Highbury & Islington and Canada Water (for connection to Canary Wharf).

Peckham Rye

Approx. 1.5 miles away

Destinations: **London**

Bridge, London Victoria, Clapham Junction, Blackfriars, Kings Cross and Canada Water (for connection to Canary Wharf)

P13

Approx. 50 metres away

Destinations: **West**

Dulwich for trains to Victoria.

40, 63, 176, 185 & 363

Approx. All within a short walk

Destinations: **Elephant & Castle, London Bridge, Kings Cross, Blackfriars, Waterloo, Vauxhall and Victoria.**

Honor Oak Park railway station (which provides direct services into London Bridge (c.12 mins) and London Victoria (c.35 mins)) is a mile from the property and Peckham Rye Station is a short bus ride, or manageable walk, away. From Peckham Rye you will find additional direct trains to London Bridge, Victoria, Blackfriars and St. Pancras stations and both stations provide access to the London Overground with its connections to Canary Wharf via the Jubilee line (c.17mins). Frequent bus services are also available within a five minute walk, which can take you to central London, Victoria, Waterloo and London Bridge. The house is also well located for schooling, with Goodrich primary school within a short walk and Heber school only a little further.



You approach the property through the paved front garden and entered in to the communal hallway between the two half houses with its period tiled floor. The door to the house is on your right. Upon entering the house, you find yourself in a small hallway where, to the right, there is a door into the reception room. This lovely room is bright and high ceilinged with period style plasterwork to the ceiling and a charming cast iron fireplace with tiled insets. To the left chimney breast recess there is built-in storage and shelving and from this room a wide bay, fitted with half height plantation shutters, looks out onto Underhill Road.



Returning to the hallway the second door leads into the kitchen diner. This is a spacious area with the dining section having stripped wooden boards to the floor and access to an under stair storage cupboard. The kitchen is nicely fitted with a range of cream panelled units with a grey work surface. There is an integrated double oven and hob with space for other freestanding appliances. From the kitchen a casement window looks out onto the lovely rear garden.



Back in the hallway you take stairs to the first floor where, on the first half landing, you will find the bathroom and separate cloakroom. The bathroom is fitted with a white two-piece suite comprising bath with over bath shower and a contemporary hand basin with built-in vanity unit. It also benefits from a heated towel rail and some built-in storage where the central heating boiler is housed. The adjacent separate cloakroom is fitted with a low-level WC.



Taking two stairs up to the main landing, you will find the first two bedrooms. The first of these is the smallest of the three. It could serve a range of purposes such as a permanent single bedroom, an occasional guest bedroom or a home office. In this room there is further built-in storage, which incorporates a desk area. The view from this room is towards the rear of the property over the garden and the adjoining allotments beyond. At the end of the landing at this level is the second bedroom. This is a generous double room with built-in storage and shelving to both chimneybreast recesses and high ceiling with period plasterwork.



From this room two windows look out onto the front of the property. From the first floor landing a further flight to stairs, with open wooden balustrade, leads to the third bedroom. This is an extremely spacious room which can easily be zoned into sleeping and sitting/dressing areas. There would also be scope to install an ensuite shower room in this loft area as many of the neighbouring properties have done. The loft room is dual aspect with two Vellux roof windows to the front and a wide casement window to the rear. It also benefits from a range of built-in storage as well as access to some eaves storage.

Externally, this lovely house benefits from a paved off-street parking area to the front where you will also find a brick built secure bicycle storage shed. To the rear the house has a charming garden. This comprises a decked side return leading onto a decked sitting area closest to the house. The neighbouring property has extended into their side return and this would, STPP, be an option for this property to further extend the downstairs footprint. Beyond the seating area the rest of the garden is laid to slate chips with surrounding raised beds planted with a range of mature shrubs and perennials. At the end of the garden, through a pergola, there is a further gravel area where the current owners have a garden shed and second seating area to catch the sunshine during different parts of the day. At the end of the garden there is a locked gate leading into the adjoining allotments. Through this gate it is possible to access Underhill Road via a passageway, which is several houses away from this one. This means that any large items can be brought into the garden and the property without the need to pass through the house itself.

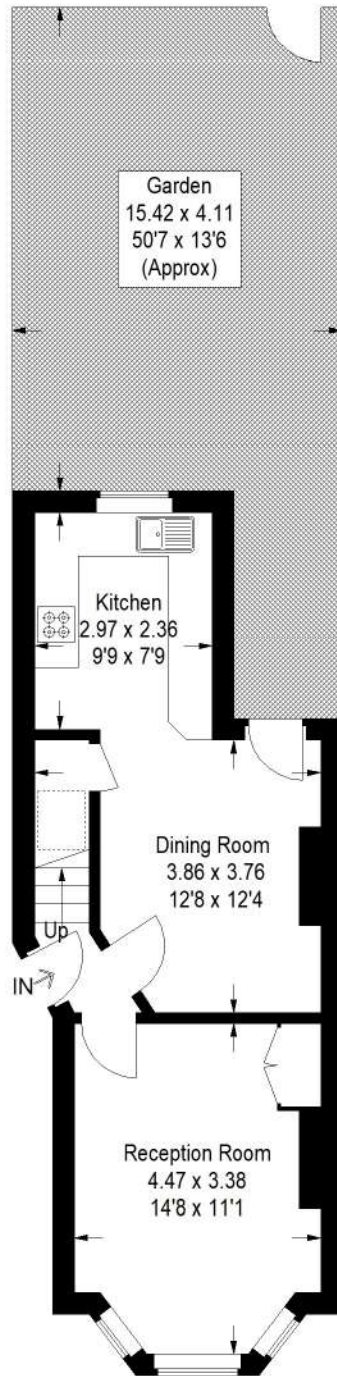
This is a lovely property in a great location and it is being sold chain free. Your early viewing is recommended.

Underhill Road, SE22

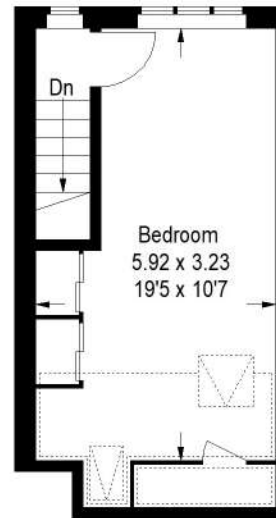
Approximate Gross Internal Area
96.5 sq m / 1038 sq ft



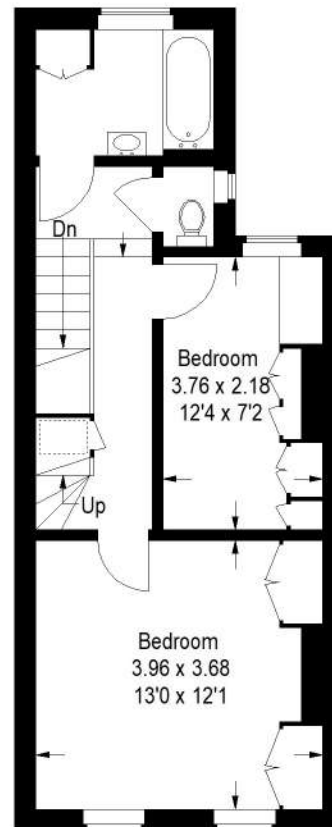
□ = Reduced headroom below 1.5 m / 5'0"



Ground Floor

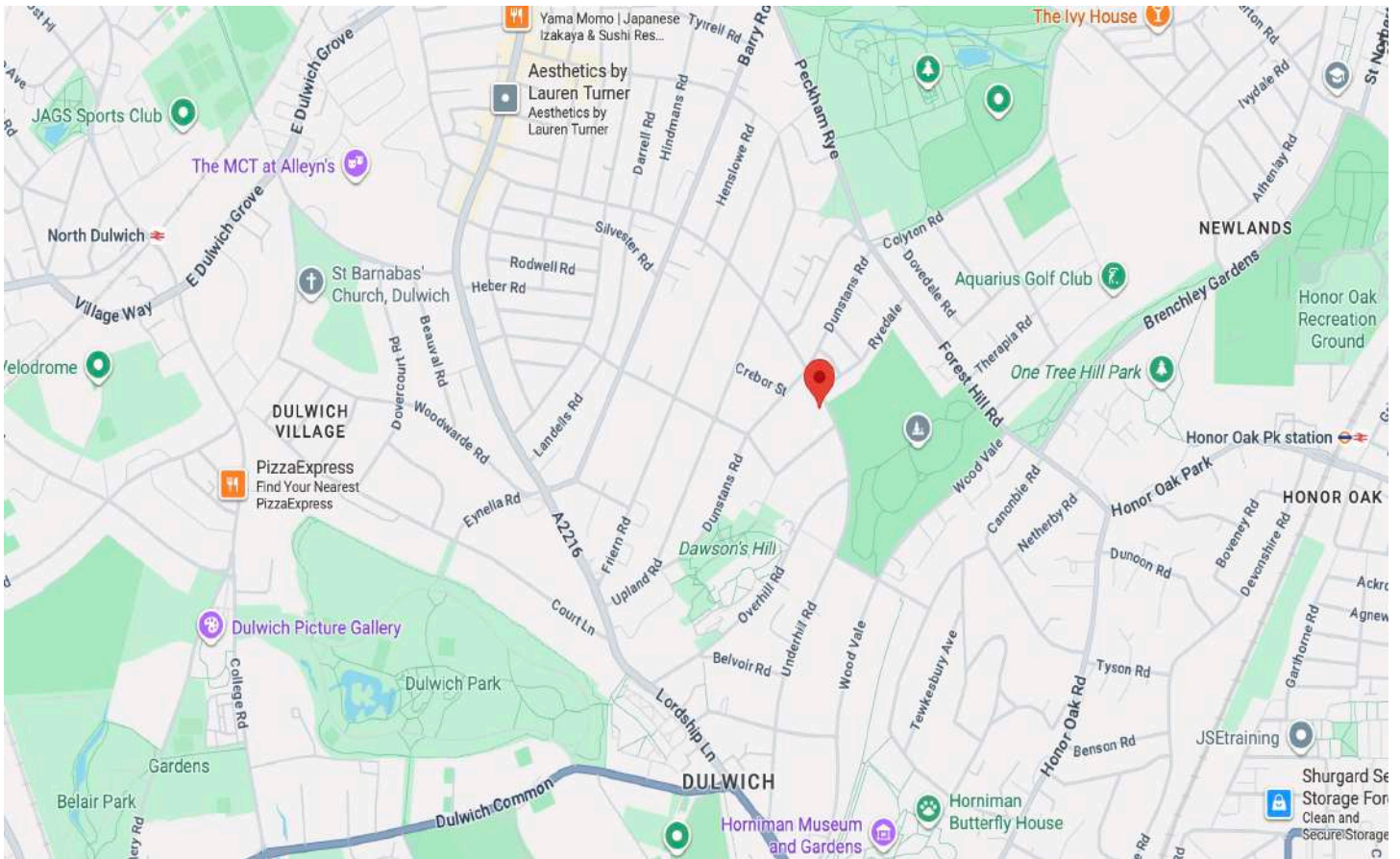


Second Floor



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. (ID1261968)



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.