

GROVE LANE, CAMBERWELL, SE5

FREEHOLD

GUIDE PRICE £900,000 - £925,000



SPEC

Bedrooms : 4
Receptions : 2
Bathrooms : 1

FEATURES

65Ft Rear Garden
Generous Living Area
Tonnes of Potential
Freehold



GROVE LANE SE5
FREEHOLD



GROVE LANE SE5
FREEHOLD



GUIDE PRICE £900,000 - £925,000.

Excellent Placed Four Bedroom Home in Need of Your Flair - CHAIN FREE.

Enjoying a convenient and popular location, super generous rear garden and a tonne of potential, this fantastic four bedrooomed family home has much to offer. The accommodation, over two generous floors, comprises two large reception rooms, kitchen, four bedrooms, bathroom and two wc's. It's impossible to ignore the potential! Subject to planning, one could easily extend into the garden for a greatly enhanced living area. A sprinkling of original features add to the charm. Dog Kennel Hill Primary School is a three minute walk and Lyndhurst Primary is a pleasant ramble down Grove Lane. Denmark Hill station is just five minutes on foot for some excellent transport links. Here you'll benefit from swift services to Victoria, Elephant and Castle, Farringdon, Clapham, Shoreditch and more. Peckham Rye Station is easily reached for further links. The endless social attractions of both Camberwell and East Dulwich are each walkable in around 10 minutes. Kings College Hospital is also nearby.

The hall is wide and leads initially to your front-facing reception where a tiled feature mantel and picture rails show the house's original charm. A wide bay supplies five separate windows for light and airiness. The second reception sits to the end of the hall with a lovely brick mantel and double doors opening to a patio. Off the hall you also find understairs storage, guest WC and a kitchen leading outside, which includes a small attached outdoor larder storage. Stretching 20 metres and with an abundant crop of dainty bluebells, the garden supplies a super generous spot for rest and relaxation. A handy side access point is great for bikes, bins and mucky kids.

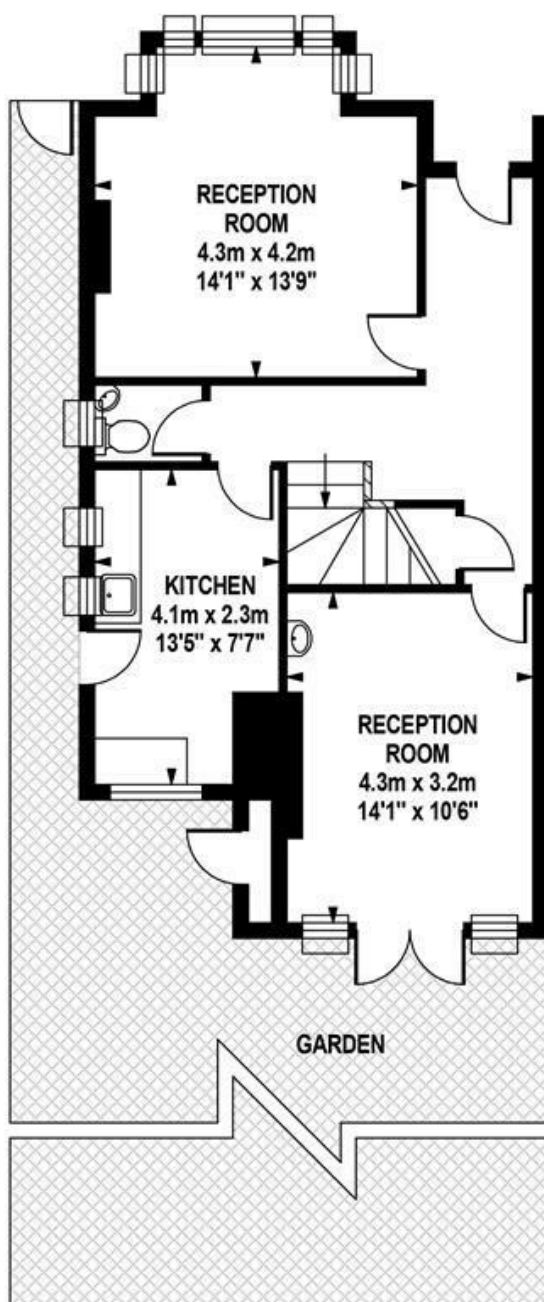
Back inside head upward to the landing where a large frosted skylight over the landing steals light from the loft space. The wonderful proportioned principle bedroom fronts the street into that wide bay window. It's a large pleasant double. A large single shares the front spot. To the rear of the landing you find another lovely double room - this time with picture rails and views down the peaceful garden. Another large single room benefits from the same vista. The wc sits separate to the bathroom which boasts floral tiling and the pinnacle of 1980's chic - a blue bath and matching sink.

This property is in a highly prized location; Camberwell, Denmark Hill, Peckham Rye 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 Windrush Line line offers links to Clapham junction (direct, 13 minutes) and Canary Wharf (via Canada Water, 16 minutes). East Dulwich station is just 7 minutes in the opposite direction for further links to London Bridge. You're a moment's drive (or a five minute walk) from the big Sainsbury's on Dog Kennel Hill. The popular Foundation Schools are in Dulwich, along with a selection of excellent private schools (Dulwich College, Alleyn's and JAGs). The lovely Ruskin Park is a mere seven minute walk - great for the kids or walking the dog.

Tenure: Freehold

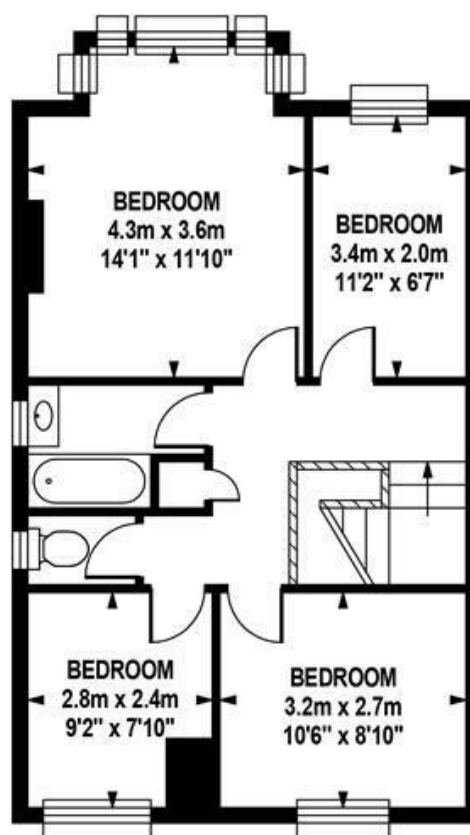
Council Tax Band: E

GROVE LANE SE5
FREEHOLD



GROUND FLOOR

Approximate Internal Area :-
56.30 sq m / 606 sq ft



FIRST FLOOR

Approximate Internal Area :-
53.42 sq m / 575 sq ft

TOTAL APPROX.FLOOR AREA

Approximate Internal Area :- 109.72 sq m / 1181 sq ft
Measurements for guidance only / not to scale



GROVE LANE 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		
	64	77
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.



Wooster
&Stock

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