Wooster & Stock

AVONDALE RISE, PECKHAM, SE15

FREEHOLD

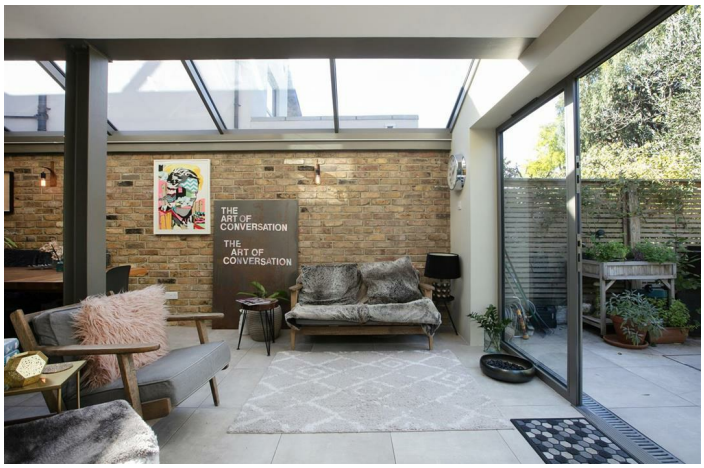
GUIDE PRICE £1,750,000 - £1,850,000

SPEC

Bedrooms : 4
Receptions : 2
Bathrooms : 3

FEATURES

Circa 2000 sq ft
Splendid Kitchen Diner Extension
Generous Mature Rear Garden
Elegant Styling Throughout
Underfloor Heating
Period Features



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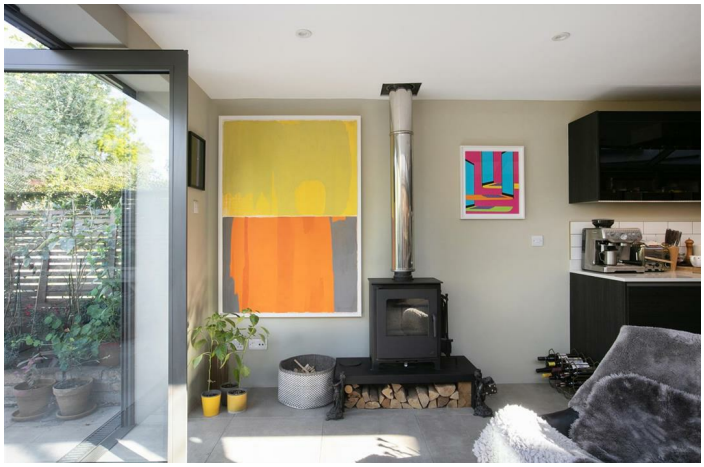

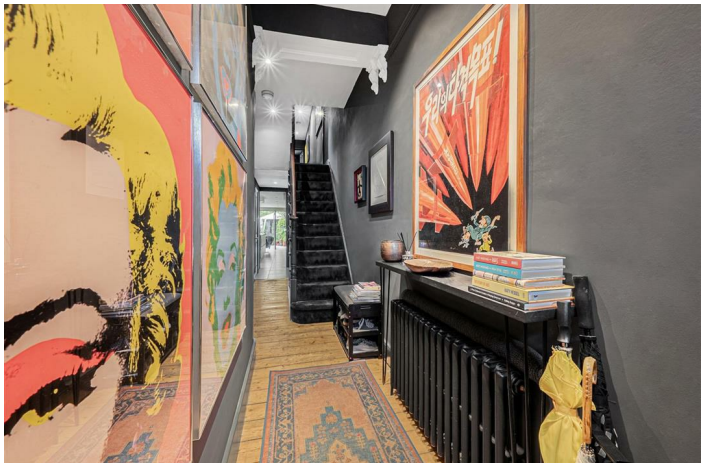

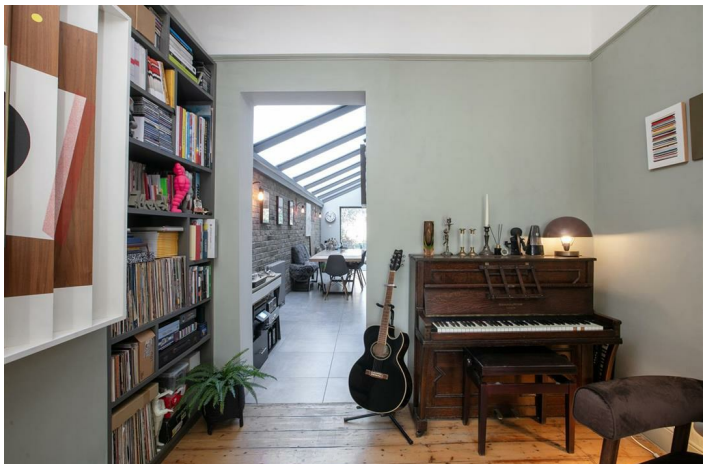

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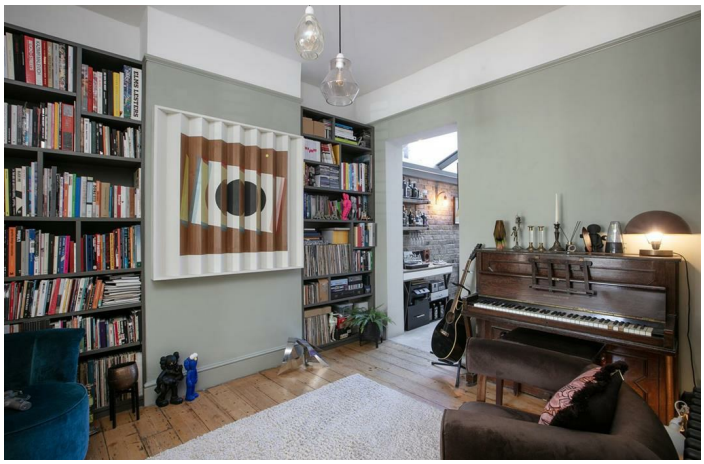

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Elegantly Extended Four Bedroom Period Home with Mature Garden - CHAIN FREE.

Sitting on the lower sweep of Avondale Rise, just a moment's ramble from Bellenden Village, is this exquisitely presented four bedroom period home. Benefitting from considered styling, period features and a most-impressive full-width kitchen/diner, the property sprawls generously over three gorgeous floors. The accommodation further comprises a large double reception room, four bedrooms, two with en-suite bathrooms, plus a further shower room and guest WC. There's a handy lower ground floor utility space with plumbing for the washing machine. It offers extensive storage space too - great for hiding any amount of whatnot. The rear garden is mature and well stocked - this part of Avondale Rise boasts considerably longer gardens than surrounding streets. It's the perfect spot for guests to relax come summer. A handy storage shed could easily be converted to a home office or study! You're within an easy stroll of every conceivable amenity. Peckham Rye Station is a mere six minute walk, as are the countless attractions of Rye Lane. Even closer are the bars, eateries and independent shops and cafes of Bellenden Road. You'll be busy all year round.

The entrance hall has high ceilings, picture rails, corbels and lovely schoolhouse radiators. A wonderful double reception sits to the left boasting a flood of morning light through a neat front aspect canted bay window. Louvred blinds on upper and lower panes afford shade and privacy. Picture rails separate French Grey and neutral shades and there's a beautiful arts & Crafts inspired fireplace with gas fire. The rear of the room supplies fitted bookshelves and more tasteful timber floors.

An open arch leads rear to the sublime German 'Hacker' kitchen/diner which has been splendidly extended to full-width. Seven skylights run the full length with space to seat a banquet underneath. There's a super-long granite-topped bespoke island housing a five ring Siemens induction hob with extractor, extra wide pan storage, bookshelves and wine cooler. It also has space for three to dine over breakfast. Two double ovens, each with warming tray, will help you rustle up a feast and there's a Quooker hot water tap and integrated pull-out pantry for all the spices. The whole space enjoys underfloor heating and there's an approved and handsome wood burner for keeping things toasty in the colder months. An extra-wide bespoke glass door pivots impressively to open to the patio which faces onto a generous lawn. Mature leafiness on both sides leads onward to a further patio which sits to the rear of the garden. Fruit-bearing apple, plum and olive trees add dappled shade. There's also a handy storage shed which has potential to be converted to a usable outside room.

Back inside head upward to the first floor return where a long rear hallway offers access to a side aspect study which can be used as the fourth bedroom. Beyond this is a tastefully presented shower room and further double bedroom with garden views and moody tones. The first floor master suite fronts the street through two windows, each with louvered blinds. The space is colour drenched in midnight grey on the ceiling, walls, doors and skirtings and there's a pretty feature fireplace for good measure. A well-appointed dressing area with fitted storage precedes a rear-aspect ensuite bathroom with walk-in shower, contemporary freestanding bath, heated towel rail, wash hand basin and loo. Both this bathroom and the shower room on this floor have underfloor heating.

Heading upward again to the second floor you find wonderful bespoke cabinetry accompanying your ascent. It's the perfect spot to present your literary classics. The loft bedroom is a fab split-level, dual aspect space with raised wooden sleeping platform, deep eaves storage and further fitted units. A large Velux steals light to the front and a lovely rear-facing Juliette balcony offers tiptop views of the surrounding area. Enjoy the breadth of views across London including the tip of The Shard and views of the fireworks across London on New Year's Eve!. The property is also on The flightpath of the Red Arrows on their approach towards Buckingham Palace. An adjoining ensuite shower room completes the tour nicely.

Peckham Rye and East Dulwich Stations are equal walking distance. Peckham Rye offers swift services to London Bridge, Kings Cross, Charing Cross, East London and Paddington. The Windrush Line further increases your connectivity. Denmark Hill station is an easy walk for even more services. The property is within an easy stroll of numerous highly considered schools, including The Belham primary school (1 minute walk), The Villa school and nursery (14 mins) and Charter East Dulwich secondary school (12 mins). The area is exceptionally well served for food, drink and culture. Local favourites include The Victoria Inn, The Hermit's Cave and The Montpelier, while The Camberwell Arms and Michelin-starred Kerfield Arms are also within easy reach. Peckham's Bussey Building offers a lively programme of events, and Frank's Café rooftop bar is a much-loved summer destination. There is no shortage of excellent places to eat nearby, including Miss Tapas, El Segundo, The Begging Bowl, Ganapati and Artusi. For green space, Peckham Rye Common is within a pleasant walk, while Warwick Gardens and Goose Green are both close by for an easy escape outdoors. The area is awash with friendly neighbours and enjoys both a local Whatsapp group and access to the nearby yearly Bellenden Street Party.

Tenure: Freehold

Council Tax Band: D

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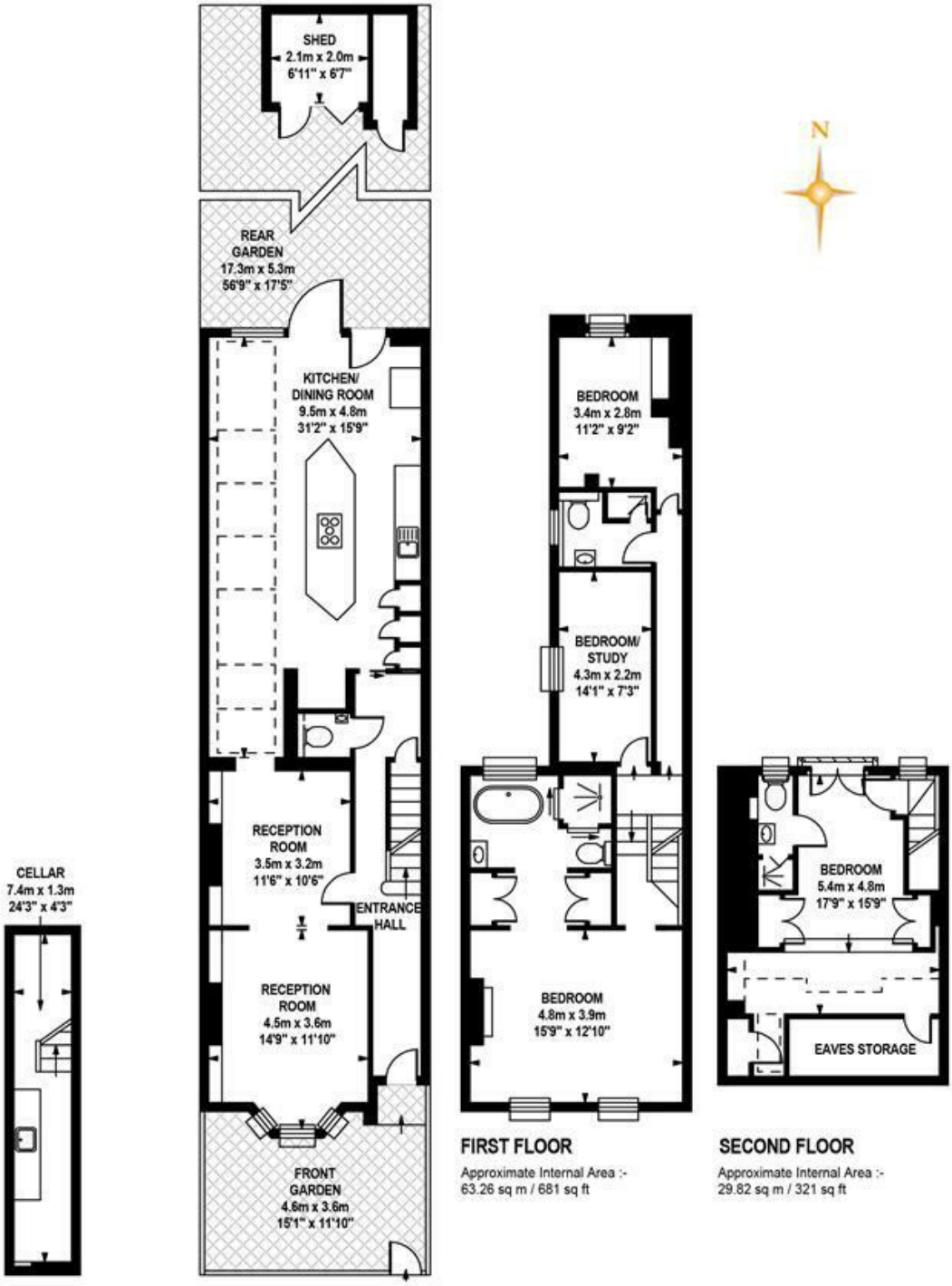

CELLAR

Approximate Internal Area :-
9.66 sq m / 104 sq ft

GROUND FLOOR

Approximate Internal Area :-
83.24 sq m / 896 sq ft

FIRST FLOOR

Approximate Internal Area :-
63.26 sq m / 681 sq ft

SECOND FLOOR

Approximate Internal Area :-
29.82 sq m / 321 sq ft

TOTAL APPROX.FLOOR AREA

Approximate Internal Area :- 185.89sq m / 2001 sq ft
Measurements for guidance only / not to scale

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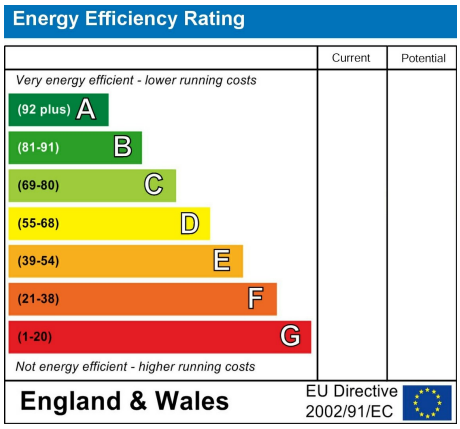
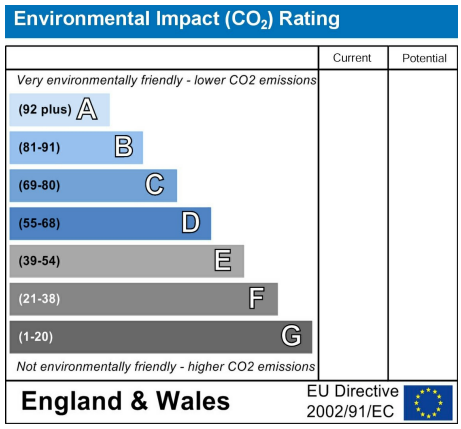
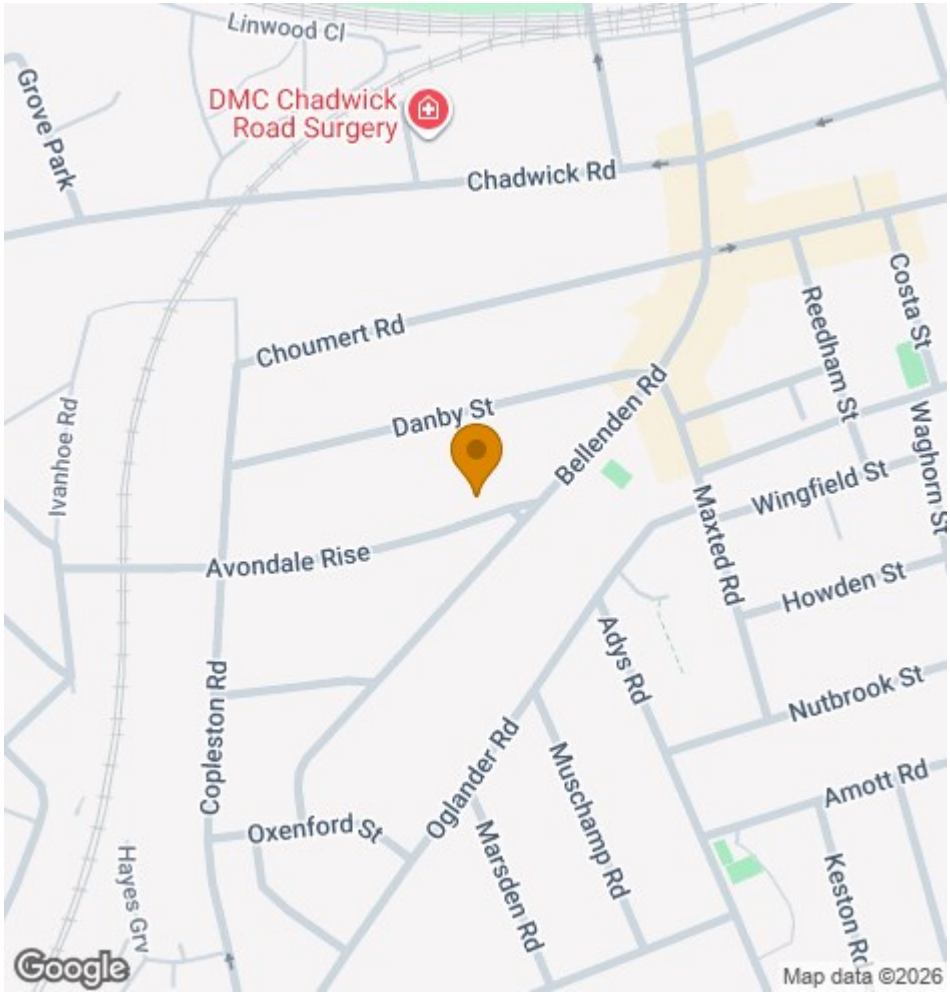




All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.



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