Wooster & Stock

VESTRY ROAD, CAMBERWELL, SE5

FREEHOLD

£1,150,000

SPEC

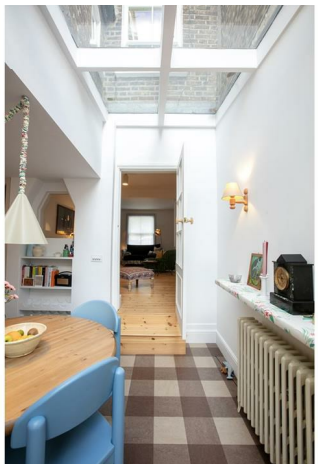
Bedrooms : 4
Receptions : 2
Bathrooms : 1

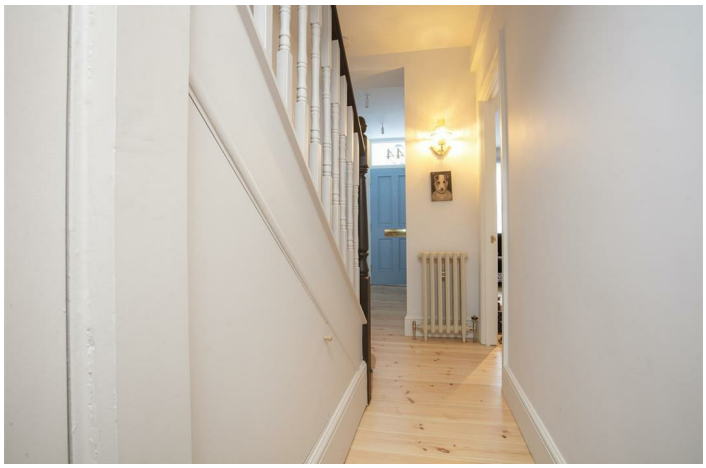
FEATURES

Wonderful Park Views
Beautifully Renovated
Kitchen/Diner Extension
Double Glazed Wooden Sash Windows
Freehold

VESTRY ROAD SE5

FREEHOLD





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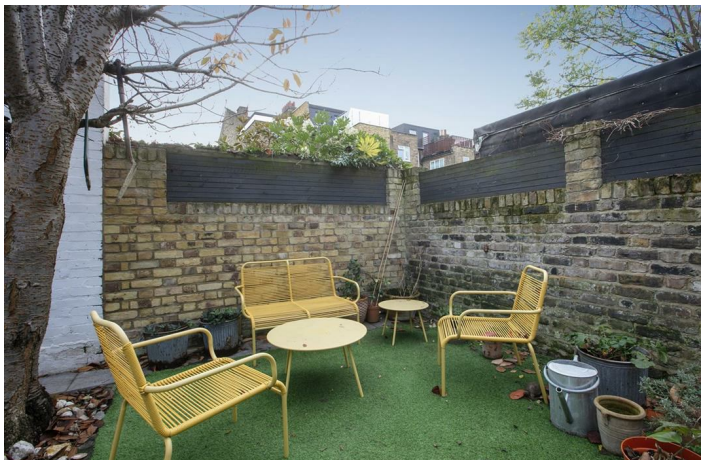

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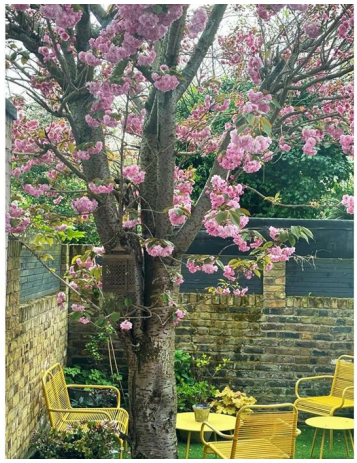

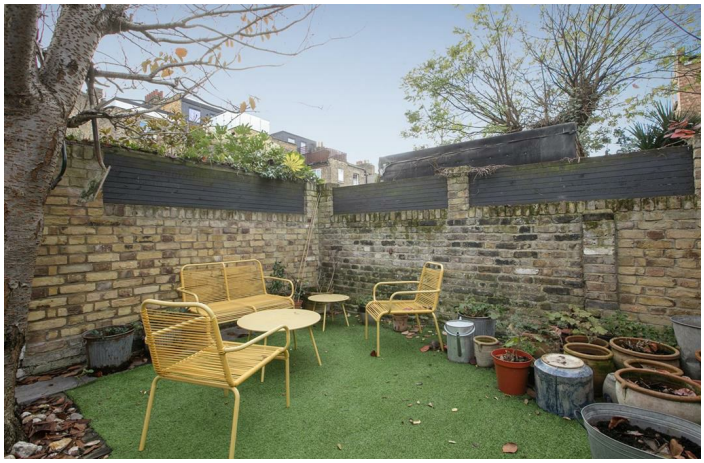

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Beautifully Remodelled Four Bedroom Parkside Period Home.

This plush parkside four bedder enjoys an extensive and tasteful refurbishment with every square inch lovingly perfected. The interior boasts sympathetic fixtures and fittings, quality wooden floors and some gorgeous wooden wall panelling. Stunning double glazed wooden framed sash windows add to the charm. The accommodation comprises a large double reception, expertly extended kitchen/diner, three double bedrooms, fourth bedroom/study, bountiful bathroom and a super fancy guest wc. You'll enjoy a pretty patio garden to the rear and you're but seconds from the much-loved Lucas gardens which has well tended leafiness and a kid's play area. The locale is just moments off Lyndhurst Grove and part of a popular residential area that falls between Camberwell Grove and Holly Grove Conservation Areas. You're within walking of Camberwell's eclectic bounty of bars, cafes. The Camberwell Grove Conservation area is a delight and just around the corner. Bellenden Road is as easily walkable and offers a real 'villagey' vibe. Even closer is a fab convenience store - literally seconds away! Denmark Hill and Peckham Rye stations each have fast, frequent Victoria services and the fab London Overground Line which offers a handy Jubilee Line connection from Canada Water.

An arched recessed portico leads to your period door. This opens to a welcoming hallway with recessed storage and high ceilings. Horizontal wooden flooring continues forth to the double reception which faces front to enjoy the first of your park views. A cast iron wood burner sits handsomely on the right wall next to a period school house radiator. The rear of the space has a feature alcove and integrated shelving.

A pretty glass door opens rear and down two steps to your gorgeous kitchen/diner which peeks back into the reception through a most charming recessed bespoke picture window. There's more integrated shelving and some wine storage sitting below this. The dining area stretches to full width and sits under a vaulted glass ceiling for maximum airiness. Solid wooden counters run confidently into an L along the far wall atop lovely country-style cabinets. Appliances include an integrated dishwasher, washing machine and fridge freezer. Twin ceramic butler sinks and raised wooden wall panelling finish the space nicely. Polite doors open from the dining area to a paved patio and onto a pretty garden with Astro turf and mature tree.

Heading upward you meet a bright and beautifully arranged family bathroom on the rear return. Attractions include cool cork flooring, double walk-in shower, bath, loo and period style wash hand basin. The walls boast more amazing wooden detail - this time with complimentary paint shades separated at dado level. A handy laundry cupboard sits next to the bathroom and is accessed off the return. The first floor hosts a large front-facing double bedroom with two substantial sash windows supplying sweeping park views. A wall of fitted storage and nifty recessed shelving continue the charm offensive. Bedroom two completes this level with more storage and a peaceful rear aspect. Upward to the second floor you find a pretty rear-facing bedroom which is currently laid out as a comfortable study. A handy guest wc with retro wallpaper and funky blue suite precedes the fourth and final bedroom. It's a large and lofty split-level double with low level storage units and tonnes of light.

Both Peckham Rye and Denmark Hill stations (zone 2) are inside a 10 minute walk for services to London Bridge and Victoria and a whole variety of buses run into town along Peckham Road, just five minutes away. The London Overground will whisk you from Clapham Junction, through Queens Road and up to Shoreditch, Hoxton and Islington. Lucas Garden is a lovely leafy place to unwind. It has a popular play area and it's a real favourite of local dog walkers. Vestry Road has a pharmacy, restaurant and a well-stocked grocery store. Camberwell and its many bars and restaurants are but a short ramble - we love the Hermit's Cave, The Camberwell Arms and the Sun of Camberwell. Bellenden Village supplies the fantastic 'Victoria Inn' and 'Ganapati'. The popular Villa pre-prep and nursery is down the road and the Dulwich Foundation schools are a 12-minute drive away.

Tenure: Freehold

Council Tax Band: E

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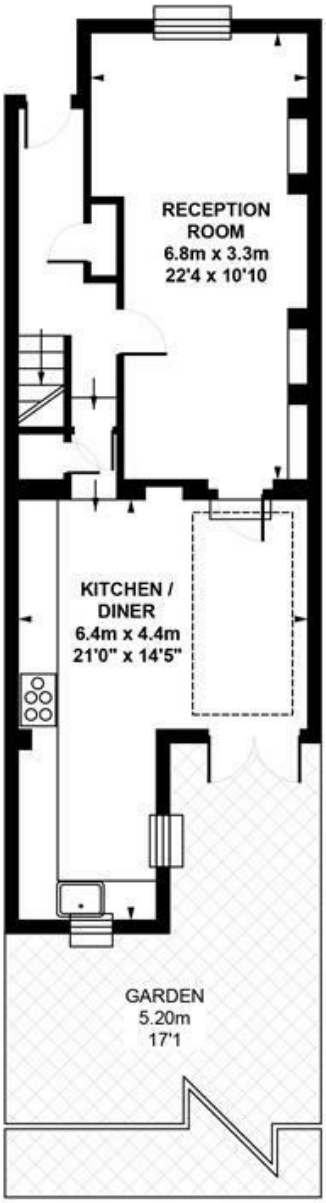

GROUND FLOOR

Approximate. internal area :
51.46 sqm / 554 sq ft

FIRST FLOOR

Approximate. internal area :
40.20 sqm / 433 sq ft

SECOND FLOOR

Approximate. internal area :
33.60 sqm / 362 sq ft

TOTAL APPROX FLOOR AREA

Approximate. internal area : 125.26 sqm / 1349 sq ft

Measurements for guidance only / Not to scale

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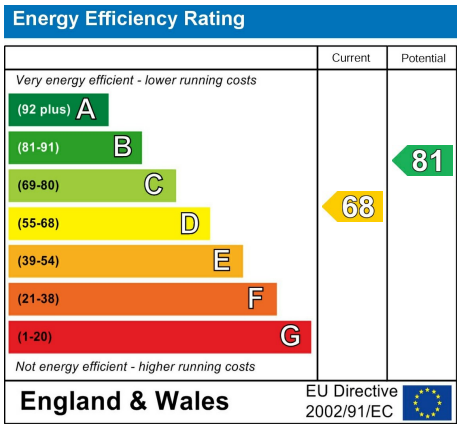
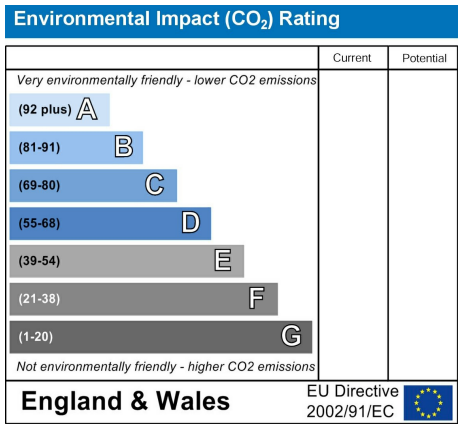
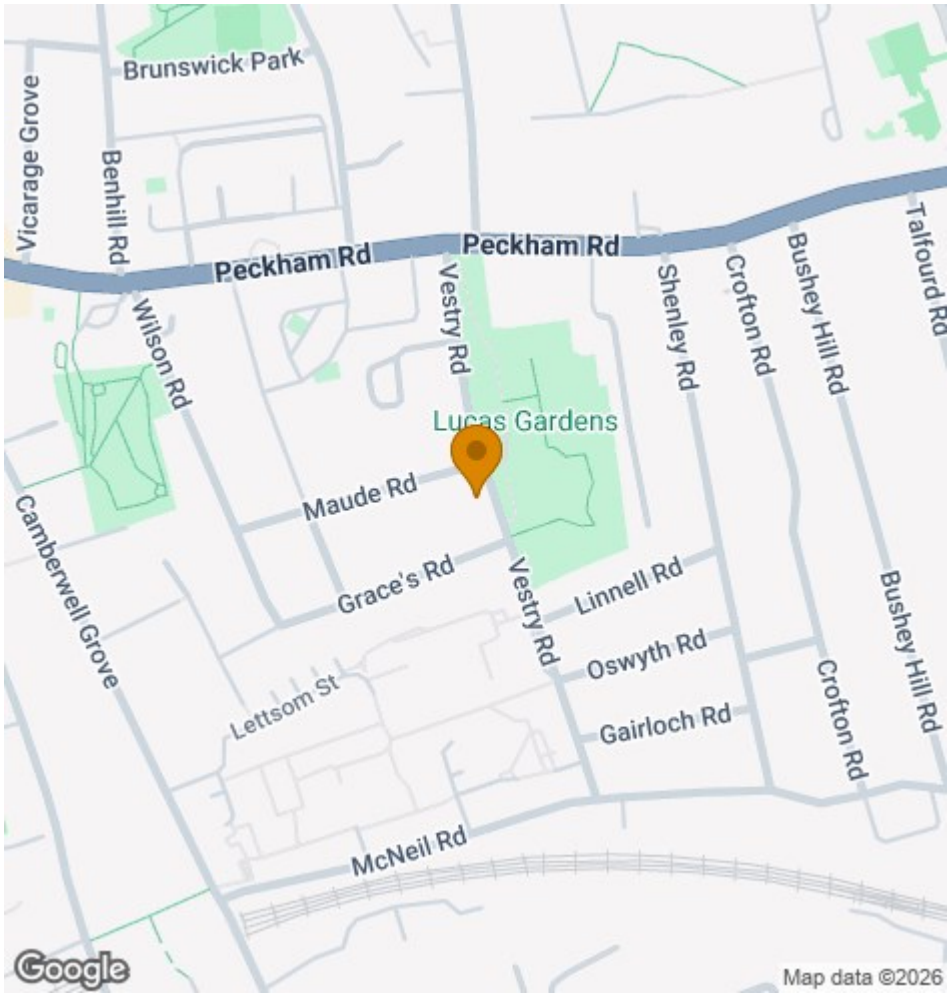




All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.



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