

BUSHEY HILL ROAD, CAMBERWELL, SE5

FREEHOLD

GUIDE PRICE £1,500,000 - £1,600,000



SPEC

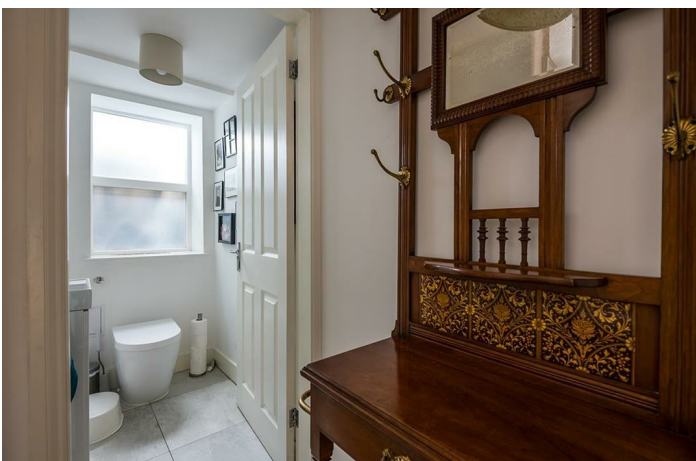
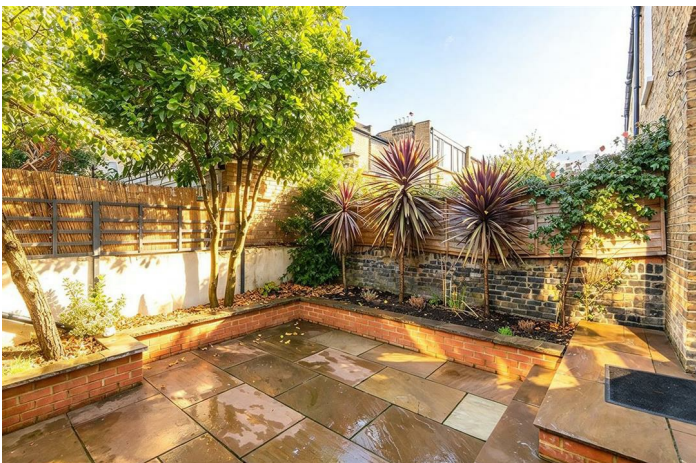
Bedrooms : 5
Receptions : 1
Bathrooms : 3

FEATURES

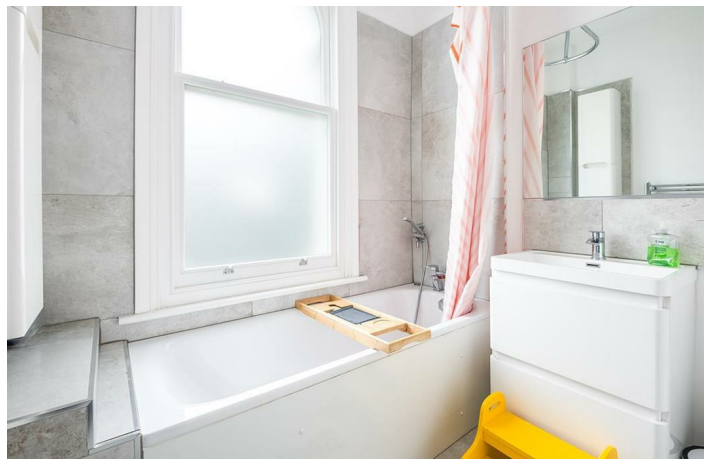
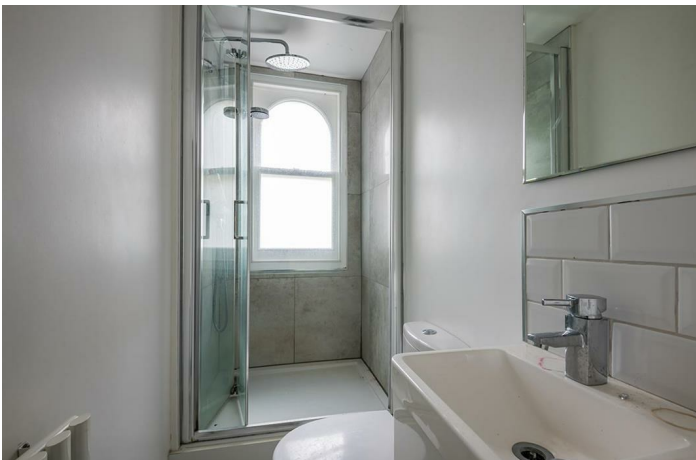
Prized Location
Period Features
Original Stucco
Close to all Amenities



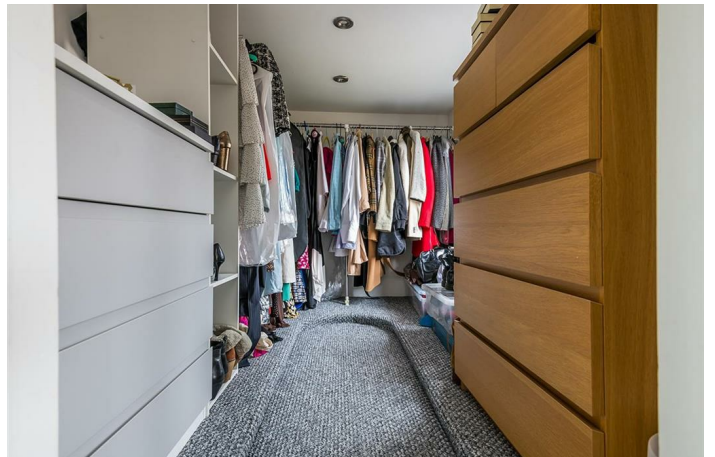
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A Five-Bedroom Victorian Home with Generous Reception Space and a Private Patio Garden.

Set on Bushey Hill Road, this substantial five bedroom Victorian home sprawls to approximately 2,000 sqft and boasts a wealth of original charm. Its handsome façade features ornate stucco and a recessed entrance, while stained glass, a tiled hallway, decorative cornicing and the original staircase reflect the home's period character. The accommodation comprises a generous reception and dining space, alongside a modern kitchen and five bedrooms - including a fab top-floor principal suite with walk-in dressing room and en-suite bathroom. A private patio garden, framed by mature planting, provides a leafy place to relax or entertain. Peckham Rye Station is around a seven-minute walk away, and Peckham, Camberwell, East Dulwich and Queens Road Peckham are all within easy reach. The area is awash with pubs and eateries-a-plenty. Our favourite local spots are the Begging Bowl and the Camberwell Arms. Francescos also has amazing £5 pizzas. Bushey Hill Road also enjoys a super friendly and lively road WhatsApp group for babysitting, taking in parcels, and tradespeople recommendations.

The hallway makes an inviting first impression, with its patterned floor tiles and original staircase. The reception space has room for both sitting and dining areas, with a broad bay window, period fireplace and French doors opening onto the garden. A wide serving hatch connects it to the kitchen, which sits at the rear of the house and also has direct garden access. The garden itself is low-maintenance and has a handy utility room for storage. A handy guest WC is positioned off the hall and the lower-ground cellar offers useful additional storage.

The upper floors provide five bedrooms and three bathrooms. The first-floor landing serves well-proportioned bedrooms, including a front room with an elegant triptych of arched sash windows and a rear bedroom overlooking the garden, with a feature fireplace. A further bedroom and shower room occupy the side return. On the next floor, another double bedroom offers a quieter outlook, while the top-floor principal suite brings together a bedroom, walk-in dressing room and en-suite bathroom.

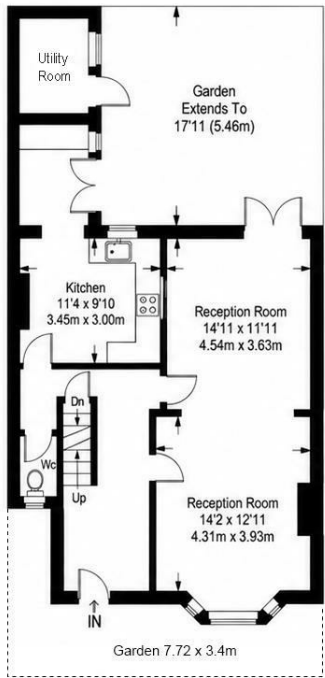
Bellenden Village and its surrounding streets offer a varied mix of independent shops, cafés and restaurants. Bellenden Road is home to Italian restaurant Artusi and Thai restaurant The Begging Bowl, while Ganapati offers South Indian food nearby. Choumert Road has local favourites including Petitou café and The Victoria Inn. Peckham's cultural highlights include the South London Gallery and its café, South London Louie, as well as the Bussey Building's rooftop bar. Nearby school options include The Villa School & Nursery, Lyndhurst Primary, Oliver Goldsmith Primary School, St James the Great Catholic Primary School and Grove Primary, formerly Dog Kennel Hill. In Dulwich, Alleyn's, JAGS and Dulwich College are within a short drive or bus ride.

Peckham, Camberwell, East Dulwich and Queens Road Peckham are all within easy reach. Peckham Rye Station is around a seven-minute walk away, with regular train services to London Bridge, Victoria, Elephant & Castle, Blackfriars and Farringdon. London Overground trains run towards Shoreditch High Street and destinations across east and south London. Peckham, Camberwell, East Dulwich and Queens Road Peckham are all within easy reach, giving the area a varied choice of places to eat, shop and spend time.

Tenure: Freehold

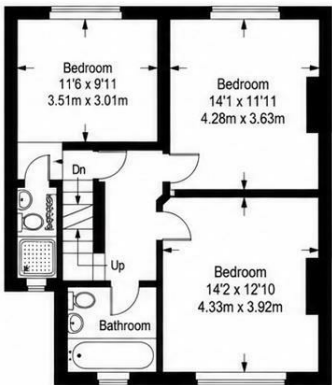
Council Tax Band: E

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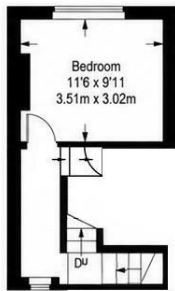
GROUND FLOOR

Approximate, internal area :
66.60 sqm / 717 sq ft



FIRST FLOOR

Approximate, internal area :
66.44 sqm / 714 sq ft



**SECOND FLOOR
RETURN**

Approximate, internal area :
10.85 sqm / 116.78 sq ft



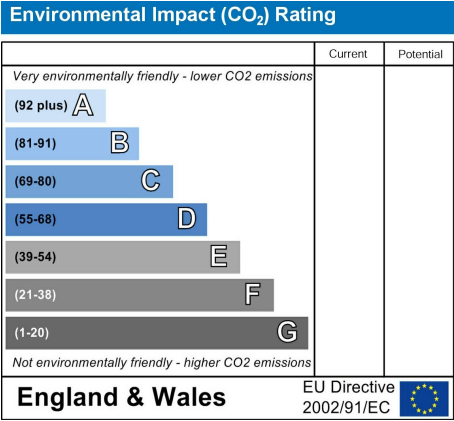
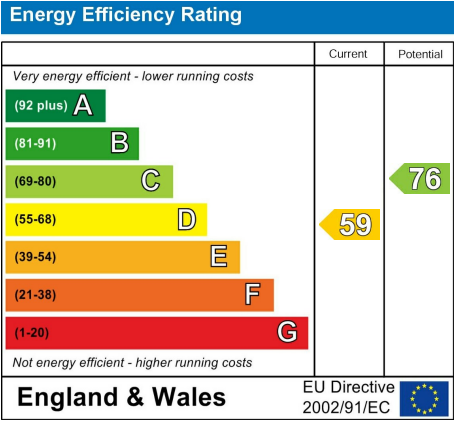
SECOND FLOOR

Approximate, internal area :
27.30 sqm / 293 sq ft

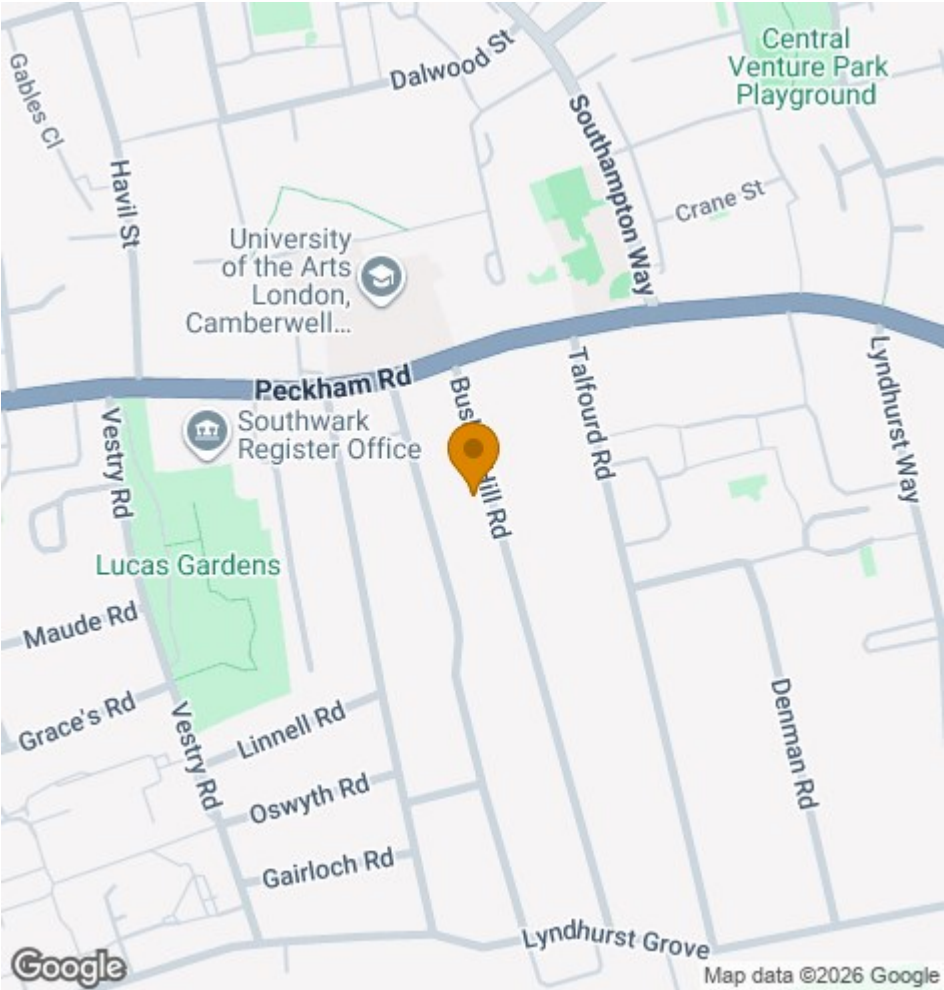
TOTAL APPROX FLOOR AREA

Approximate, internal area : 185.79 sqm / 1998 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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