



Simms Road, SE1

£825,000

A highly attractive semi-detached freehold home featuring a generous back garden, a spacious open plan kitchen and living room, with ample space for dining and entertaining, plus a conservatory to the rear. The property further benefits from three well-proportioned bedrooms, a large loft, ample storage and a modern family bathroom. Plus an allocated off-street parking space.

Simms Road is a quiet residential street, tucked back from Southwark Park Road and St James's Street, within easy reach of both Bermondsey Underground and South Bermondsey Station and only one stop away from London Bridge, Bermondsey Street, Borough Market and the South Bank.

Features

- Semi-Detached
- Freehold House
- Private Rear Garden
- Open Plan Layout
- Double Reception Room
- Conservatory
- Off-Street Parking



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This attractive semi-detached home is exceptionally light and airy throughout, benefitting from an inviting side access entranceway, a triple-aspect and a flowing open-plan layout that includes a spacious double reception space, modern kitchen, with breakfast-bar, and an additional conservatory.

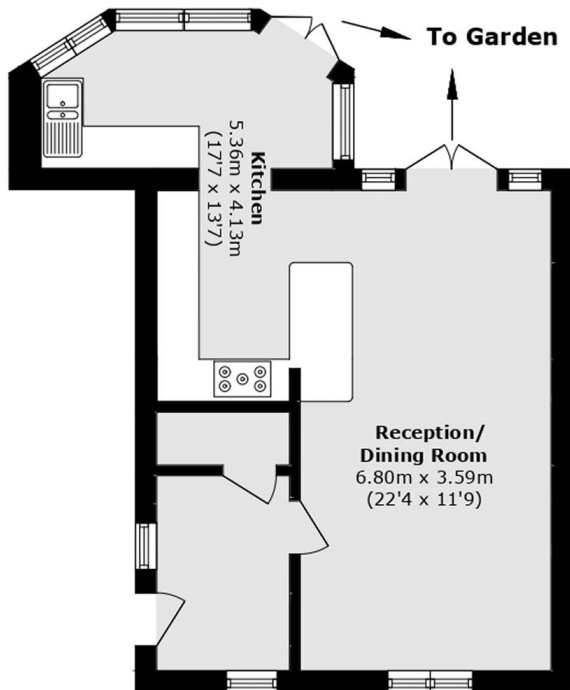
The low-maintenance outdoor space has been thoughtfully designed, creating a practical yet inviting area for outdoor dining and relaxation. It enjoys a strong sense of connectivity to the house, with direct access from both the kitchen and a convenient rear gate, making it ideal for everyday use as well as entertaining.

Upstairs, the accommodation comprises two well-proportioned double bedrooms, each benefiting from built-in storage, alongside a further single bedroom that could also serve well as a home office or nursery. A well-appointed family bathroom completes this level.

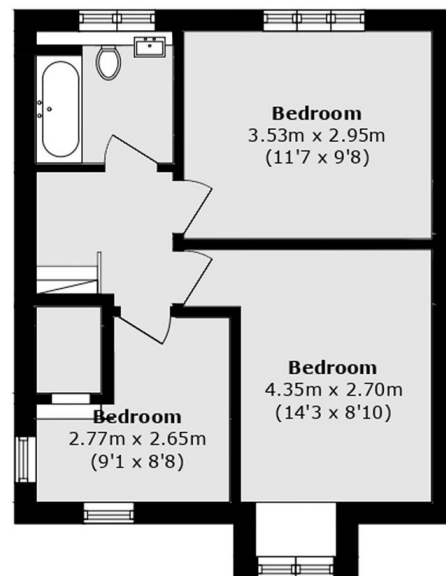
A large boarded loft offers excellent additional storage and further enhances the practicality of the home, while also presenting clear potential for extension into the roof space, as well as to the rear, subject to the necessary planning permissions.



Simms Road,
London, SE1



Ground Floor



First Floor

Total area (approx.): 84.5 sq. m (909.5 sq. ft)