Wooster & Stock

CLAYTON ROAD, PECKHAM, SE15

FREEHOLD

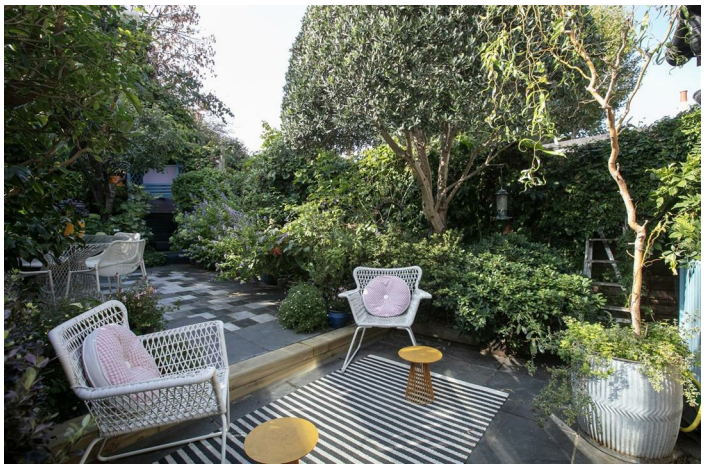
GUIDE PRICE £900,000 - £950,000

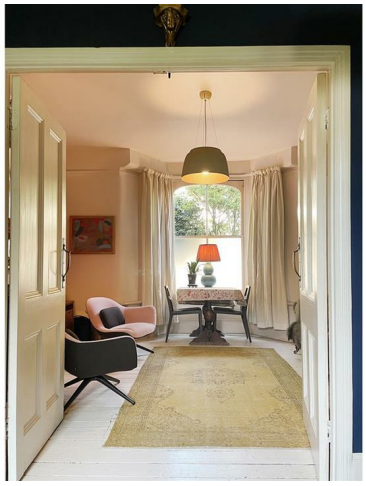
SPEC

Bedrooms : 2
Receptions : 2
Bathrooms : 1

FEATURES

Beautifully Mature Rear Garden
Period Features
Lavish Bathroom
Convenient Location
Freehold





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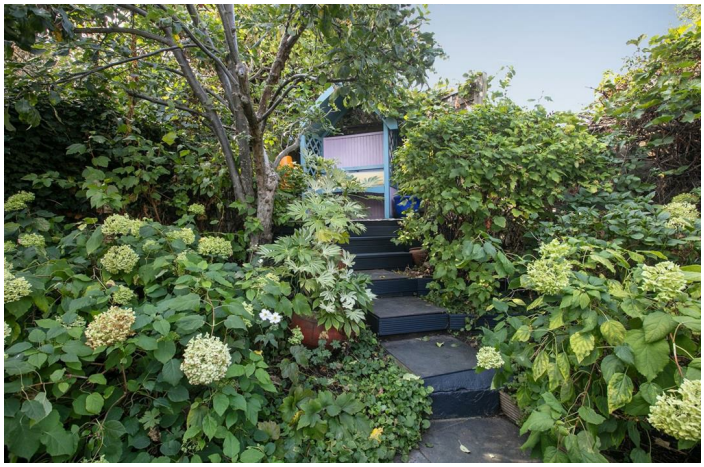

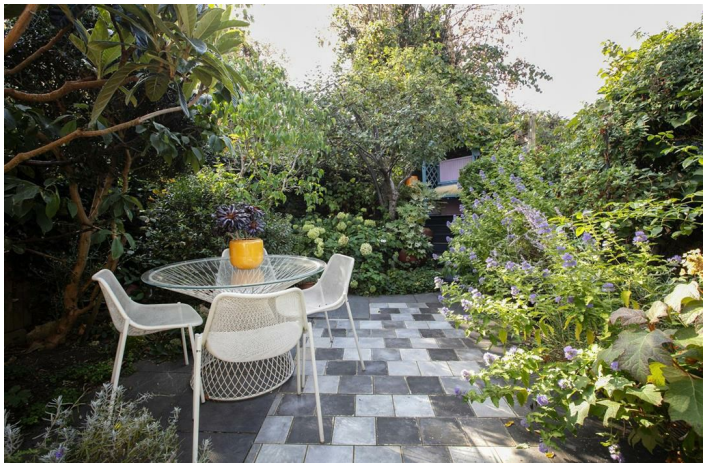

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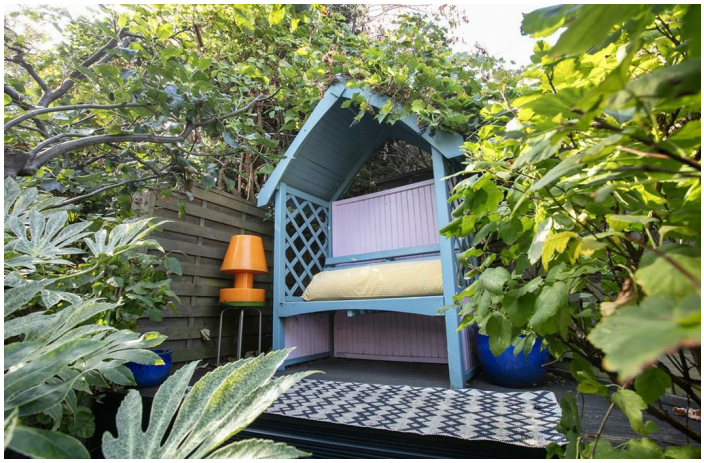

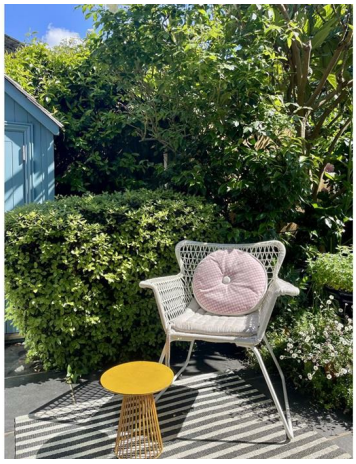

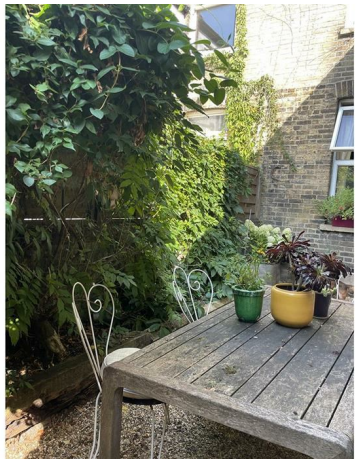

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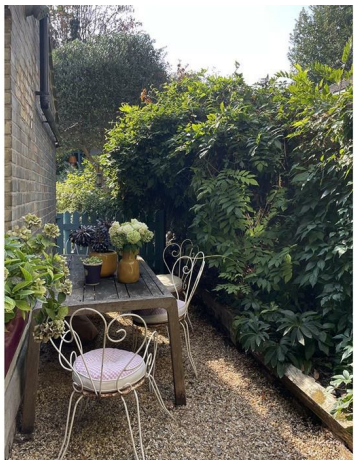

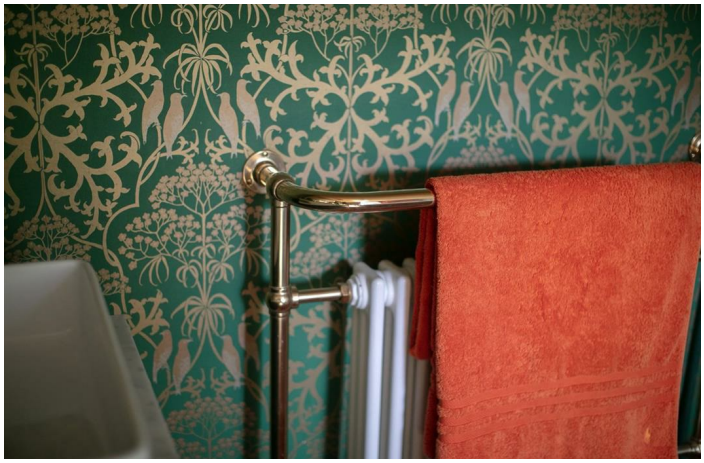

CLAYTON ROAD SE15
FREEHOLD

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GUIDE PRICE £900,000 - £950,000.

Utterly Charming Two Bedroom Victorian Home with Delightful Garden - CHAIN FREE.

What a wonderful abode, full of colour and ambiance. Every square inch has been gifted a sympathetic and tasteful finish. The accommodation runs over two expansive floors with abundant period features, expertly chosen wall tones and sash windows offering plenty of light. The property comprises two large adjoining reception rooms, kitchen/diner, two generous double bedrooms, a luxurious bathroom and handy guest wc.

The front garden is paved with reclaimed French tiles. The rear garden is exceptional - a sunny, leafy and peaceful oasis that gently rises to a deck with pergola. The hall greets you with detailed original corbels and high ceilings. To the right you find two sumptuous reception rooms, interconnected by original wide double doors for maximum versatility. The front aspect room dips politely into a canted bay window. Both rooms have picture rails and working fireplaces with matching marble surrounds.

Back in the hall you find a seamless loo tucked neatly under the original staircase. Access to the leafy side garden sits opposite this - it's a good spot for some al fresco dining under the wisteria. The kitchen/diner is a fine size with handsome cabinetry and fully-integrated appliances, plenty of dining space and access via bi-folding doors to the gloriously landscaped garden. Mature apple, cherry, loquat and olive trees frame the garden, accented by mature hydrangea shrubs and Russian sage, offering a sun-filled haven from morning to dusk. There’s ample room to lounge and dine outside.

The first floor introduces your magnificent master bedroom which fronts the full width of the building with two large sash windows. Secondary glazing ensures a peaceful night's sleep and there's an original feature fireplace and fitted storage. Bedroom two, another tranquil full double, also plushly carpeted, has fitted storage and feature fireplace. Completing the tour is a most impressive bathroom on the rear return. It boasts a decadent finish with large tear-dropped freestanding bath, twin wash hand basin, walk-in shower and feature fireplace. Striking Osborne & Little wallpaper and matching fitted storage units complete the look perfectly.

If you can drag yourself away from your wonderful garden retreat, there's a seemingly endless list of social attractions within an easy stroll. Frank's Bar sits atop the much celebrated Peckham Levels which will keep you entertained all year round. It's practically around the corner. Grab something for dinner across the road in the large Morrisons, or bag a bargain in any of the interesting shops along Rye Lane. Copeland Park is a 5 min saunter - host to small festivals, bars, a gym, The Bussey Building with its rooftop bars and cinema and Forza Wine restaurant’s 5th floor terrace with panoramic views. London’s cheapest cinema, Peckham Plex is 5 mins away, Bellenden Village is local and the green expanse of Peckham Rye Common is nearby too.

Peckham Pulse fitness centre does yoga, pilates and acupuncture, while the pool is one of the best around. The award winning library is close by and under the covered way there is a farmer's market every Sunday. Peckham Rye Station is a 7 min stroll for unbeatable connections to Victoria, London Bridge, Blackfriars, Shoreditch, Clapham, Islington and the Windrush Line too!

Tenure: Freehold

Council Tax Band: D

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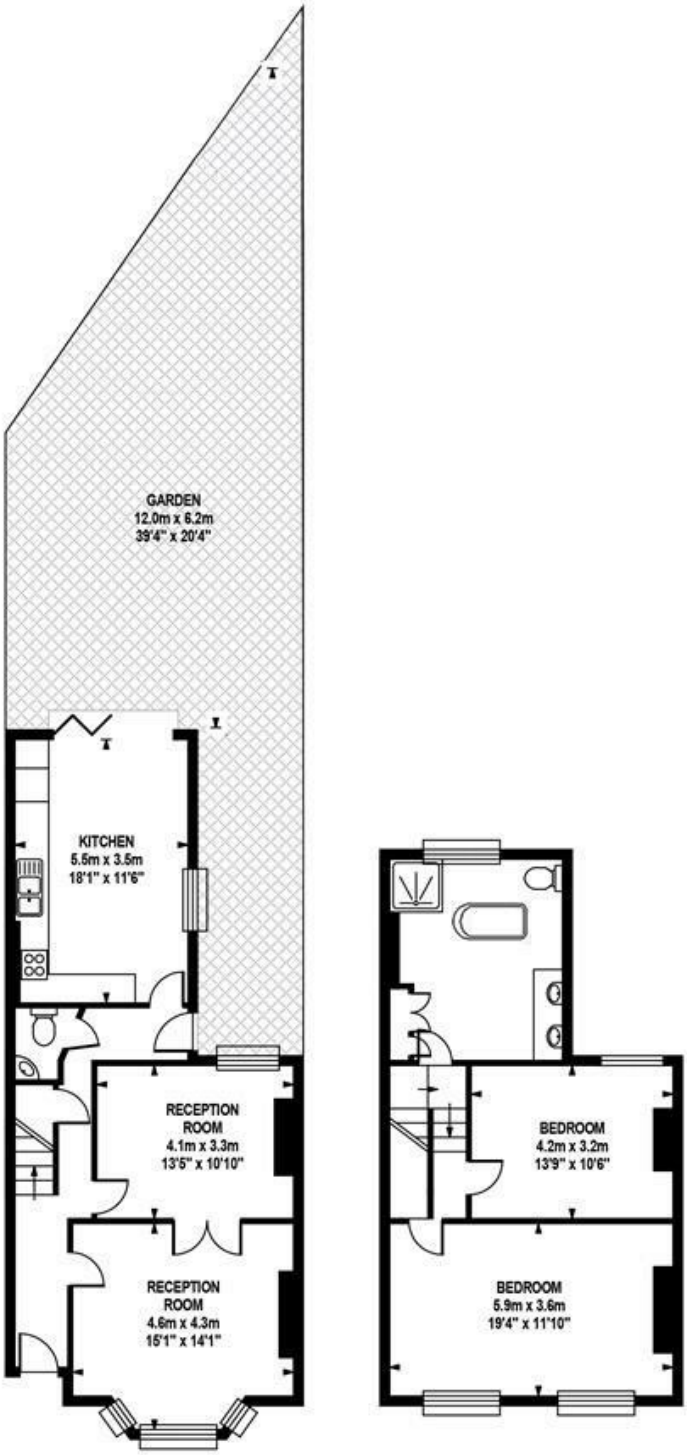

GROUND FLOOR

Approximate Internal Area :-
65.40 sq m / 704 sq ft

FIRST FLOOR

Approximate Internal Area :-
56.20 sq m / 605 sq ft

TOTAL APPROX.FLOOR AREA

Approximate Internal Area :- 121.61sq m / 1309 sq ft
Measurements for guidance only / not to scale

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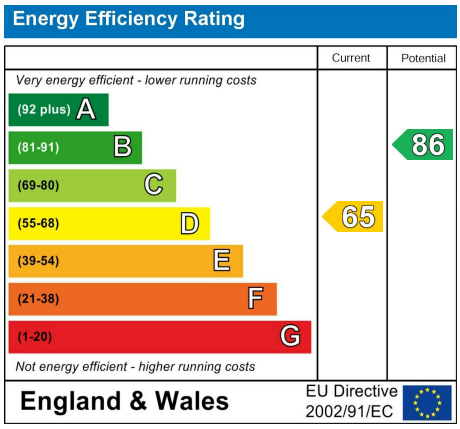
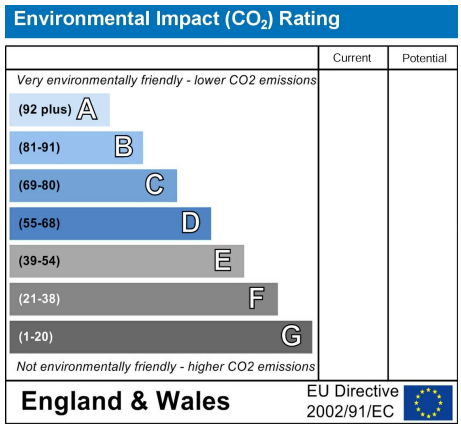
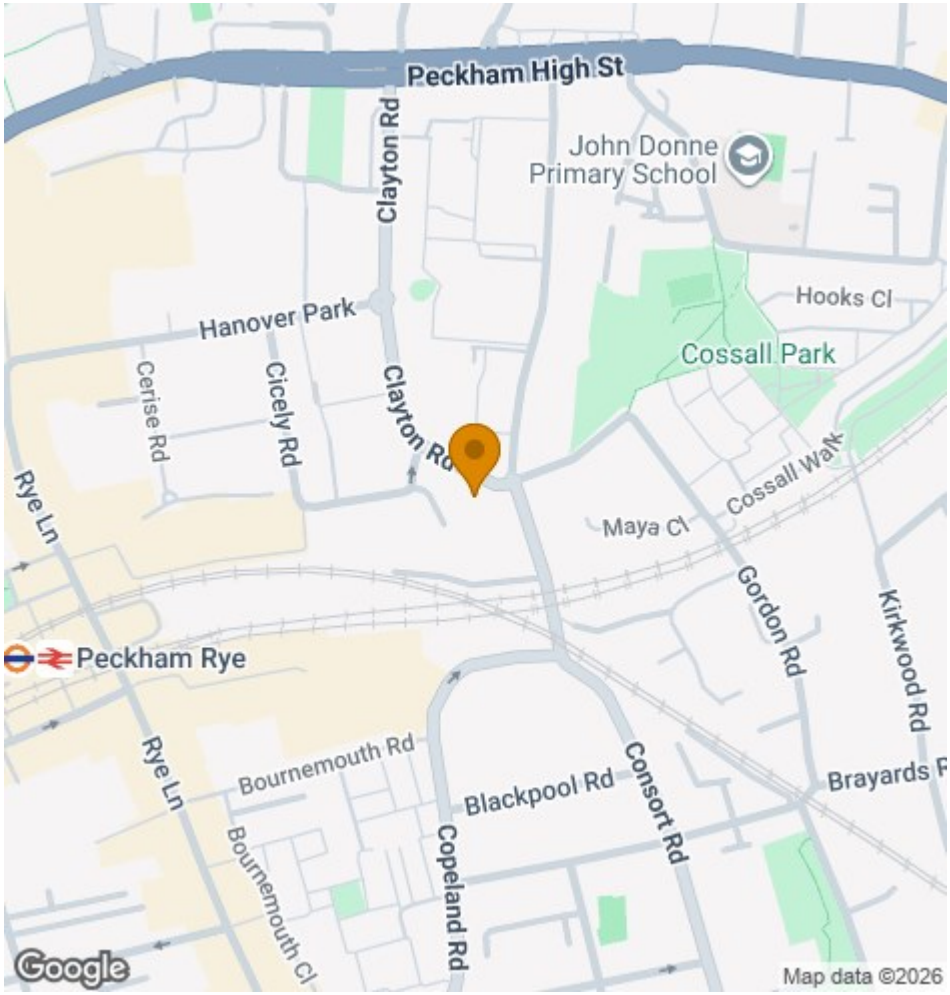




All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.



Wooster & Stock

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