

HOWBURY ROAD, NUNHEAD, SE15

FREEHOLD

GUIDE PRICE £800,000 - £835,000



SPEC

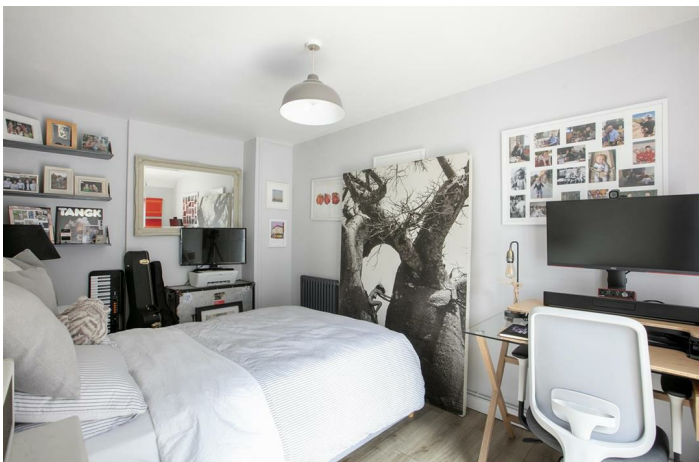
Bedrooms : 3
Receptions : 1
Bathrooms : 2

FEATURES

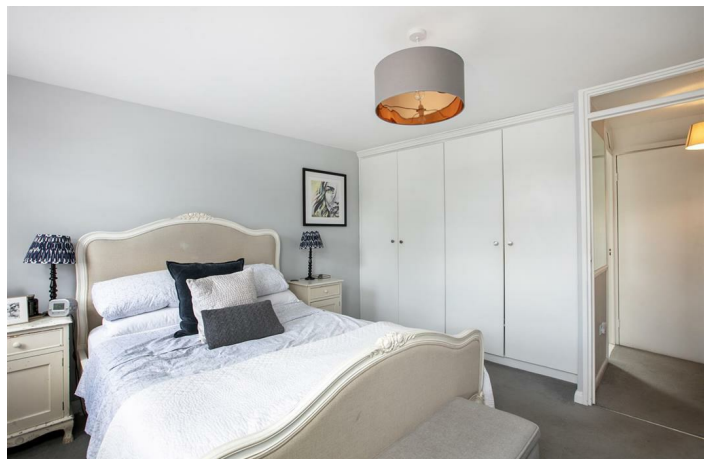
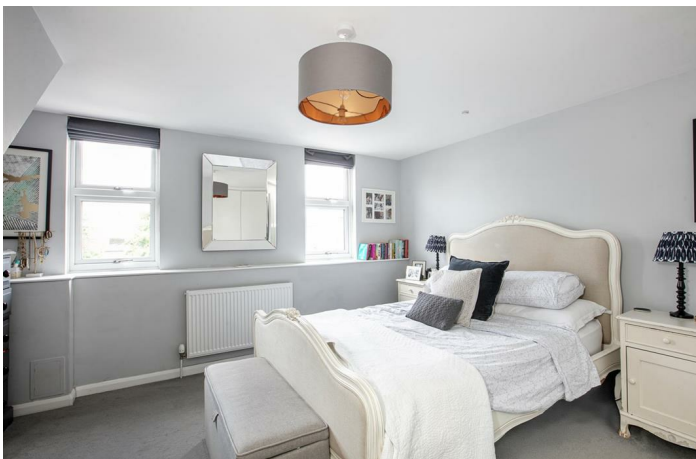
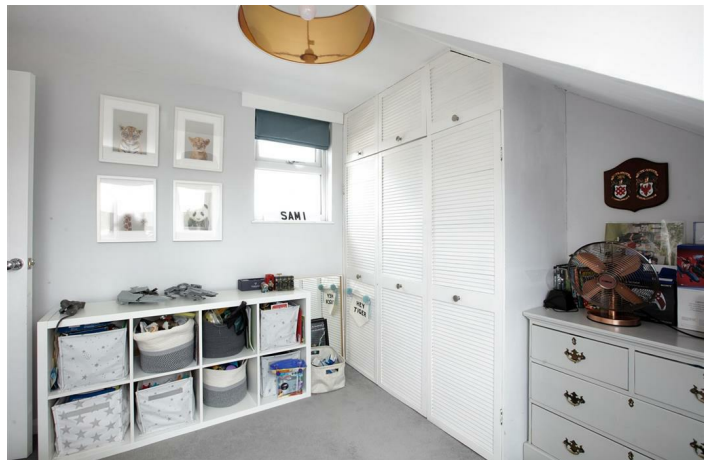
Three bright Floors
Paved Courtyard
Lovely Rear Garden
Stylish Decor Throughout
Freehold



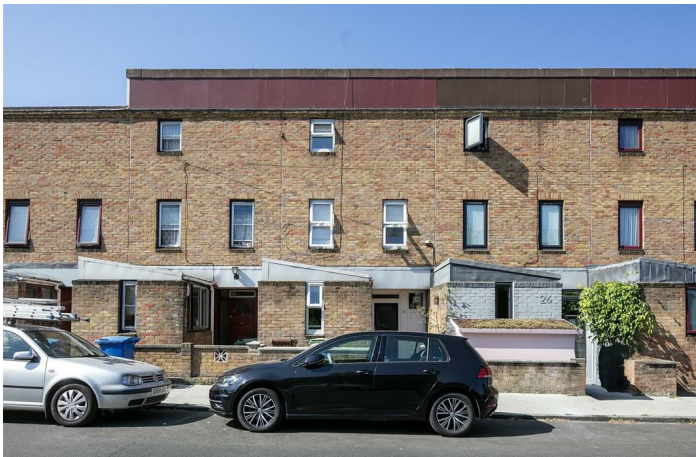
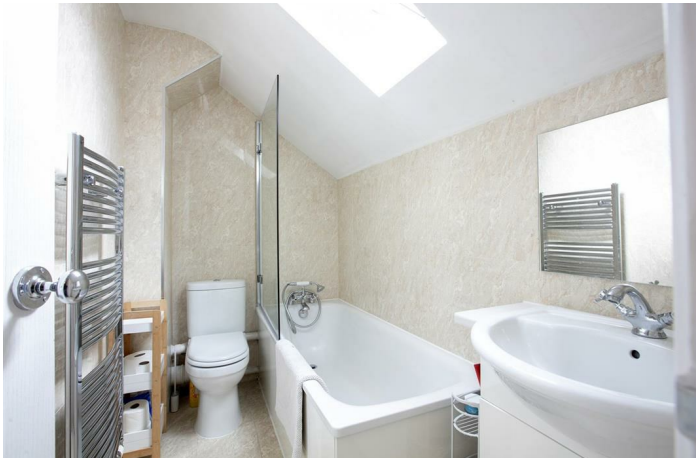
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Large Three Bedroom Home with Tasteful Finish, Courtyard and Garden.

A meticulously and stylishly presented three bedroom home over three bright floors - just moments from the best of Nunhead! The property enjoys a well appointed layout with separate kitchen, dining and lounging areas in addition to three lovely double bedrooms. You further benefit from plenty of fitted storage, storage shed and modern shower room and bathroom. There's a lovely sunny paved courtyard and separate generous split-level garden with further al-fresco dining patio. Sitting on a pleasant, mature residential street moments from Nunhead, the property rests within a ready-made community and access to a growing number of yummy culinary hot-spots. The nearby village has much of what you need for your day to day and you're within easy reach of Peckham and East Dulwich too. Transport is unbeatable with Nunhead station (a four minute walk) supplying swift and frequent services to Blackfriars, Farringdon, Victoria, Peckham Rye and Bedford.

Enter into a pleasant hall with generous storage to your right hand side. There is also a modern shower room with wc. The kitchen stretches generously on three sides including a substantial run of counter space for dicing, slicing and spicing the evening meal. Appliances include an integrated washing machine and dishwasher and NEFF double oven and five ring gas hob. There's a bright dual front aspect, plenty of cabinet space and a fancy brass mixer tap. A comfortable dining space proceeds this - it's fine spot for the dining table.

The hall widens to the rear to allow for further storage under the original staircase which boasts some lovely retro floor-to-ceiling balustrades. The first of your double bedrooms comes next with access to a central courtyard. It's a bright double room with slick neutral decor and plenty of slumber and study space. Further access to the courtyard is offered along the rear hall and a third access point included in the reception. This lovely living area boasts bespoke fitted storage and garden access to the rear through double glass doors. Outside you find a paved patio leading to a healthy lawn which is fringed on either side by sleeper beds. Wide steps ascend upward to a second patio - it's perfect for evening summer dining.

Back inside head upward to the first landing to find modern carpeting and an airing cupboard. The second double bedroom has two front aspect windows and generous twin wardrobes. Completing this floor is a fully tiled bathroom with fresh white suite, skylight and storage under the wash hand basin. One final climb upward reveals another lovely double bedroom with lofty dual aspect, eaves storage and fitted wardrobes.

The Old Nun's Head Pub and the newly renovated Pyrotechnic's Arms are just around the corner whilst the much-loved community pub The Ivy House is also just a short stroll away. You'll find local shops, eateries, delis and cafes on Nunhead Lane (including a super fishmonger). Peckham Rye park and Telegraph Hill Park are within easy reach, as are the shops, restaurants, and pubs of East Dulwich. Whilst Peckham is awash with eateries, funky bars and artistic endeavours. We love Frank's Cafe roof top bar and restaurant - great for some tunes and views. Keeping fit? Peckham Pulse is a short bus ride and has a good gym, two swimming pools and loads of evening classes.

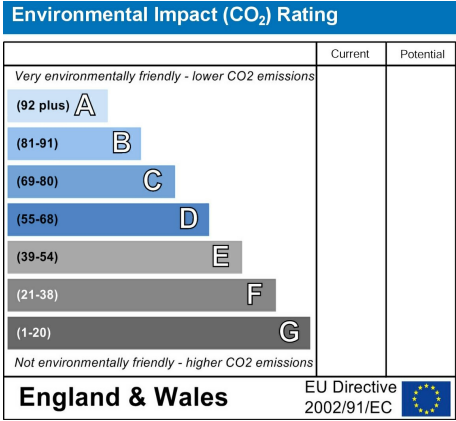
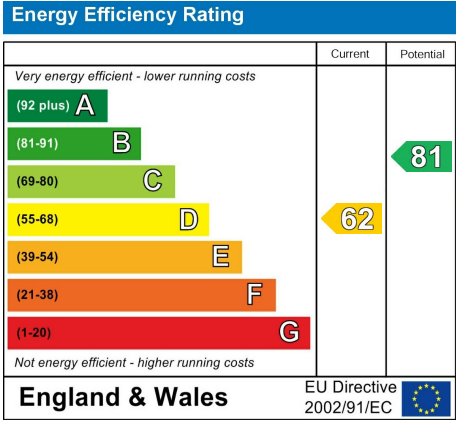
Tenure: Freehold

Council Tax Band: C

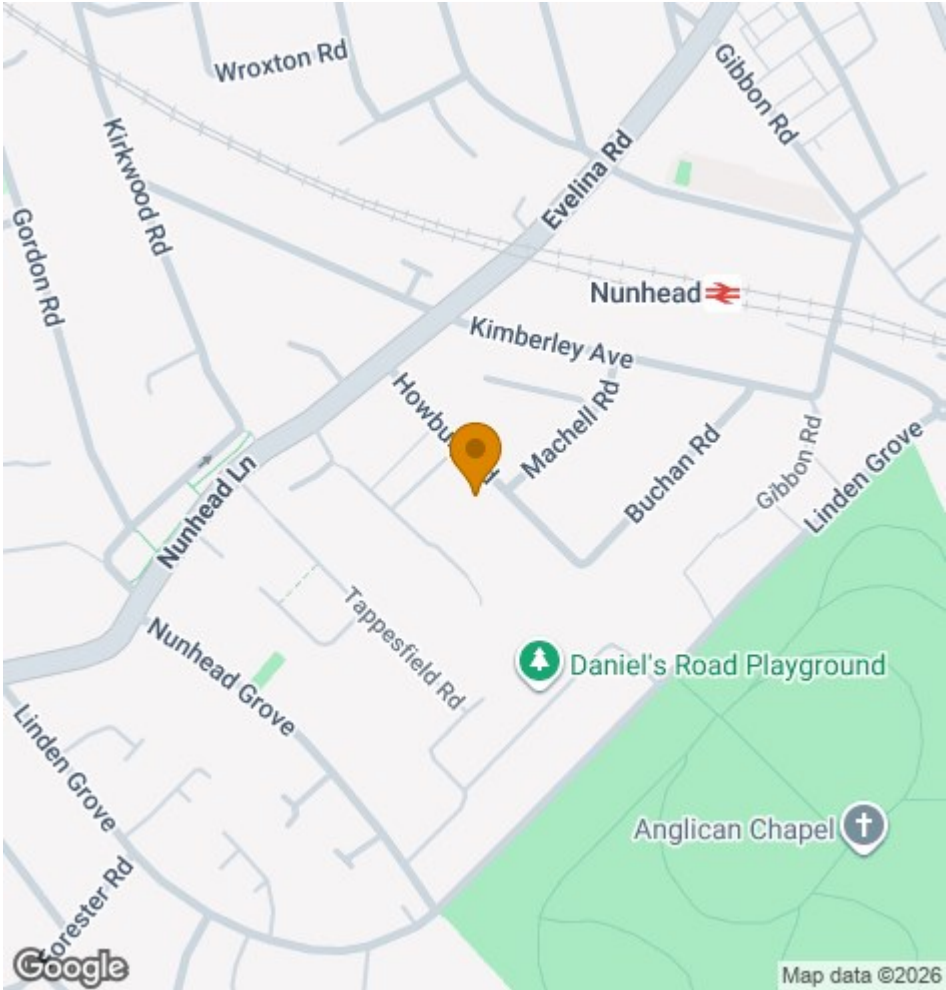
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All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services,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



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