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Benhill Road, London, SE5 | Guide Price £875,000 to £900,000
Call us today on 020 7708 2002

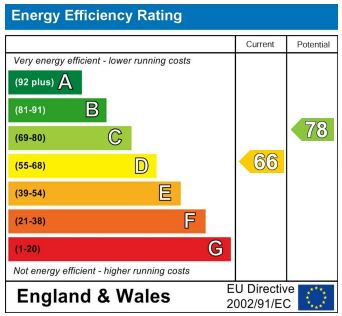


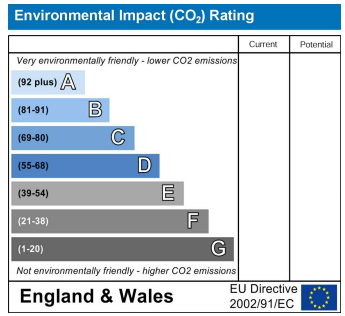






- Two Bedroom Victorian House
- West Facing Garden
- Study Room
- Double Reception Room
- Large Kitchen/Dining Room
- Storage Cellar





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A chain-free two-bedroom Victorian house for sale in Camberwell, featuring a west-facing garden, spacious double reception, study, cellar and period features, close to Brunswick Park, Denmark Hill station and local amenities

On the ground floor is a double reception room with two original feature fireplaces and a large bay window offering plenty of natural light. The room is finished with wooden flooring and has ample space for relaxing and for dining. To the rear you'll find the kitchen/dining room that measures over 28 sq m with two box bay windows, keeping the space bright. The kitchen area has freestanding kitchen units and some wall units for additional storage. There is space and plumbing for white goods and the room is finished with bamboo flooring and neutral décor with a grey feature wall. The dining area has plenty of space for a family dining table and leads out to the garden via bifolding doors creating the indoor/outdoor living feel. The garden has been paved and has planted boarders with some established trees and plants, making it the perfect spot for a family BBQ in the warmer months.
Upstairs you'll find two bedrooms both finished with wooden flooring and an original feature fireplace and both benefit from built in storage. You'll also find the family bathroom, which has a three piece suite complete with a shower over the bath, a WC and a sink built into storage drawers. The bathroom has a partially paneled sage green wall to match the vanity unit and is also partially tiled. There is also a separate study to the rear of the house with French doors giving views of the garden while you're working from home.
The property further benefits from a storage cellar and a good-sized front garden with space for bike storage.

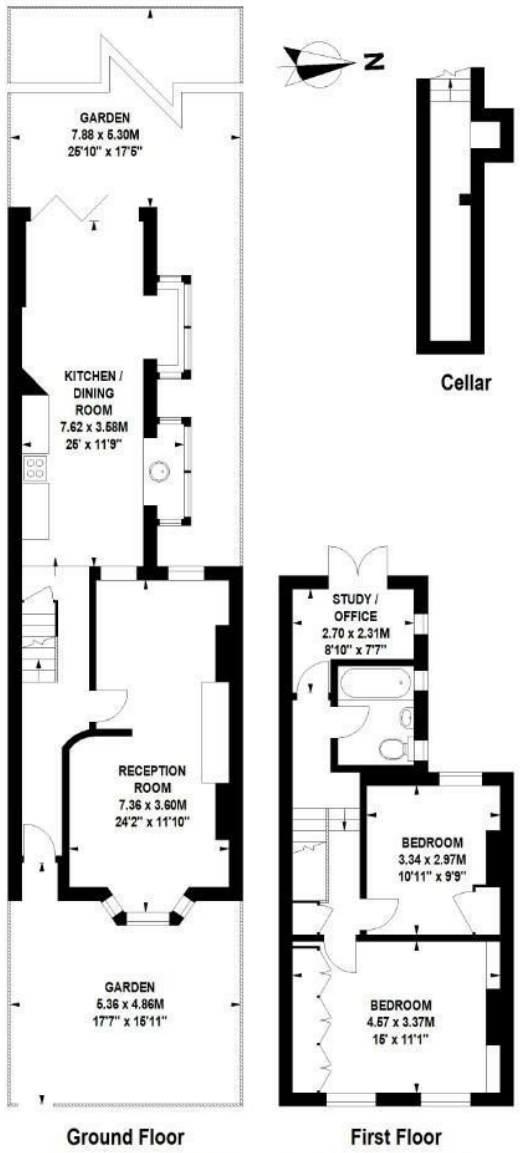
The wonderful Brunswick Park is located next to Benhill Road and offers free tennis courts and a children's play area, making it a valuable community asset. Camberwell Green has become a real focal point to the area with its weekend farmers market and established art scene. Camberwell Church Street is a 0.3 mile walk away, from which you can hop on a number of buses that will whisk you to Oval, Vauxhall (Victoria) or Elephant & Castle (Northern, Bakerloo) Underground stations in no time. Denmark Hill Station is a 0.7 mile walk away and offers fast trains to Victoria, the Thameslink line and the Overground between Clapham Junction and Highbury and Islington. Camberwell Church Street has seen a boom in the number of fantastic independent restaurants, cafes and bars meaning you will be spoilt for choice on your doorstep. Peckham is just down the road and is one of South London's most exciting destinations, with great music, art and food. Brixton is not far in the opposite direction and has become famous in recent years for its fabulous food market and nightlife.

Tenure: Freehold
Council Tax band: D
Authority: London Borough of Southwark
Construction: Standard construction
Property type: Mid-terrace house
Number of floors: 2
Entrance on floor: Ground
Has lift: No
Over commercial premises: No
Parking: On street, permit required
Electricity: Mains electricity
Water and drainage: Connected to mains water supply
Mains surface water drainage: Yes
Sewerage: Connected to mains sewerage
Heating: Central heating
Building safety issues: No
Public right of way through and/or across your house, buildings or land: No
Flood risk: No
History of flooding: No
Planning and development: Rear extension two houses away
Listing and conservation: None
Accessibility: None
Mining: No coal mining risk identified

Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering (AML) checks. We outsource these checks to our compliance partners at Coadjute, who charge a fee of £30 + VAT per person for this service. This cost is payable by the buyer and applies to each individual buyer, as well as to any person gifting funds towards the purchase.

Benhill Road, SE5

Approximate Gross Internal Area 105 sq m / 1130 sq ft



Floor Plan produced for Hunters by Mays Floorplans © . Tel 020 3397 4594
Illustration for identification purposes only, not to scale
All measurements are maximum, and include wardrobes and window bays where applicable

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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