

CARDEN ROAD SE15

FREEHOLD

£1,175,000



SPEC

Bedrooms : 4
Receptions : 2
Bathrooms : 2

Lease Length :
Service Charge :
Ground Rent :

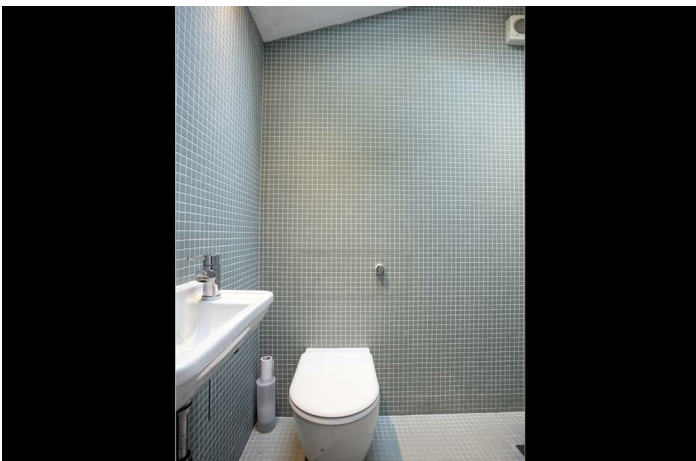
FEATURES

Sunny Mature Garden
Potential Attic Development
Period Features
Bright Modern Kitchen/Diner



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Substantial Four Bedroom Period Home With Pretty Garden.

This solid period four bedder, built on the cusp of the Victorian and Edwardian eras, offers wide, spacious rooms, a pretty garden and a cavernous attic space ripe for development (subject to PP). Properties of this size and with such vast proportions barely exist east of the Rye. The accommodation comprises two handsome receptions, large kitchen/diner, four double bedrooms, two shower rooms, utility room and cellar. With a bit of flair the property could easily house two more double bedrooms and an ensuite! Carden Road is a friendly street in a quiet location away from the bustle of East Dulwich yet just a few minutes walk from Nunhead Village and station. Nunhead Lane is becoming well stocked with some lovely eateries of late. The green is a lovely spot to bring the kids and Nunhead Cemetery is great for a longer stroll.

The front garden is paved with mature camellias and a handy side access point - great for moving bikes and bins. Decorative cornice work compliments the arched portico enticing you to explore further. The hallway offers the usual high ceilings, dado rails and corning you'd expect. The first reception fronts the street with plenty of sunlight streaming into the wide bay window. Stunning cornicing, a ceiling rose and marble mantel reminds you of a noteworthy heritage, as does the rooms reassuring proportions. The rear reception is carpeted and contains more dramatic cornice work, a period feature fireplace and sliding doors, which are often thrown open in summer to provide great access to the garden beyond.

The contemporary kitchen/diner is to the end of the hall. Here you'll gain access to the patio and garden. A huge central island with a solid wooden counter offers an integrated fridge and dishwasher, a crushed black granite sink with huge chrome mixer tap. A generous breakfast bar runs confidently along the full length seating up to five people. A four ring gas hob and twin ovens are set deep into the large fire place and an integrated freezer and further hidden fridge run along the right wall along more endless oak counter and cabinet spaces. Past the kitchen, you find a handy utility/laundry space, beyond which lays a stunning wet room with a giant chrome Grohe Rainshower, Duravit Stark Handbasen and loo with concealed plumbing. The room is finished in immaculate matt green stone mini tiles from floor to roof and electric under-floor heating keeps you warm in those winter months.

The first return hosts the first of the double bedrooms and the main shower room. Head up another half flight to the first floor where you'll meet with a huge master bedroom which faces front and spans the full width of the house. A third double bedroom sits next door with a black feature fireplace and garden views. One final trot upward rewards you with a second floor dual aspect bedroom with white walls and more peaceful views.

A boiler-room and airing cupboard houses a modern MegaFlo water tank and boiler, providing huge water pressure throughout the property. Within the boiler room you gain access to the enormous attic space where you could let your imagination run wild, allowing the property to run to a sky-lit and spacious second floor. Below the main staircase, a long and useful cellar is accessed running the length of the property.

A casual five minute walk will get you to Nunhead station and trains to Victoria and Blackfriars, or walk a little further to Peckham Rye station or Queens Road Peckham, with yet more connections. The London Overground Line whisks you to Shoreditch, Canada Water and Clapham High Street too. Nunhead Lane has a proper bakery, greengrocers, and wet fish shop, its own little restaurant amongst others all nestled round the lovely village green. We love Four Hundred Rabbits for yummy pizza, Napura for Portuguese tapas and the much loved Old Nun's Head for craft beer and regular social events. The fabulous Peckham Rye Park is a stones throw away, great fun for the kids all year round, especially during the spring fare. Certainly worth noting a mammoth new children's play area and new rebuilt cafe is months away from opening in the park. Carry on through the park and within minutes you are closing in on the lovely market street of Northcross Road. The fabulous Nunhead Cemetery is also just a few minutes walk for long, relaxing walks and with an utterly fabulous view of St Paul's. The kids will love the Yearly Cemetery Fair and marvel at the perched wild birds and owls that are on show every year.

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LOWER GROUND FLOOR GROUND FLOOR

Approximate. internal area :
64.92 sqm / 699 sq ft

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64.92 sqm / 699 sq ft

FIRST FLOOR

Approximate. internal area :
64.92 sqm / 699 sq ft

SECOND FLOOR

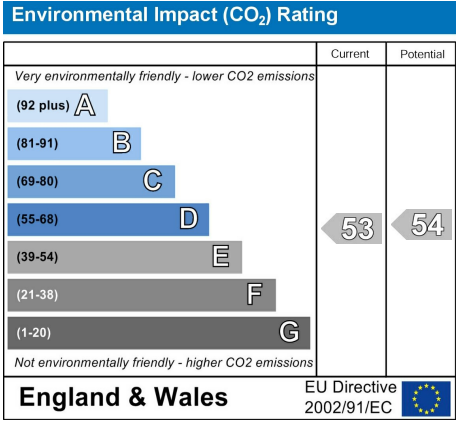
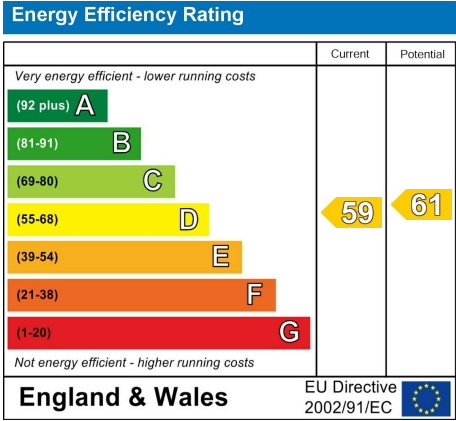
Approximate. internal area :
64.92 sqm / 699 sq ft

TOTAL APPROX FLOOR AREA

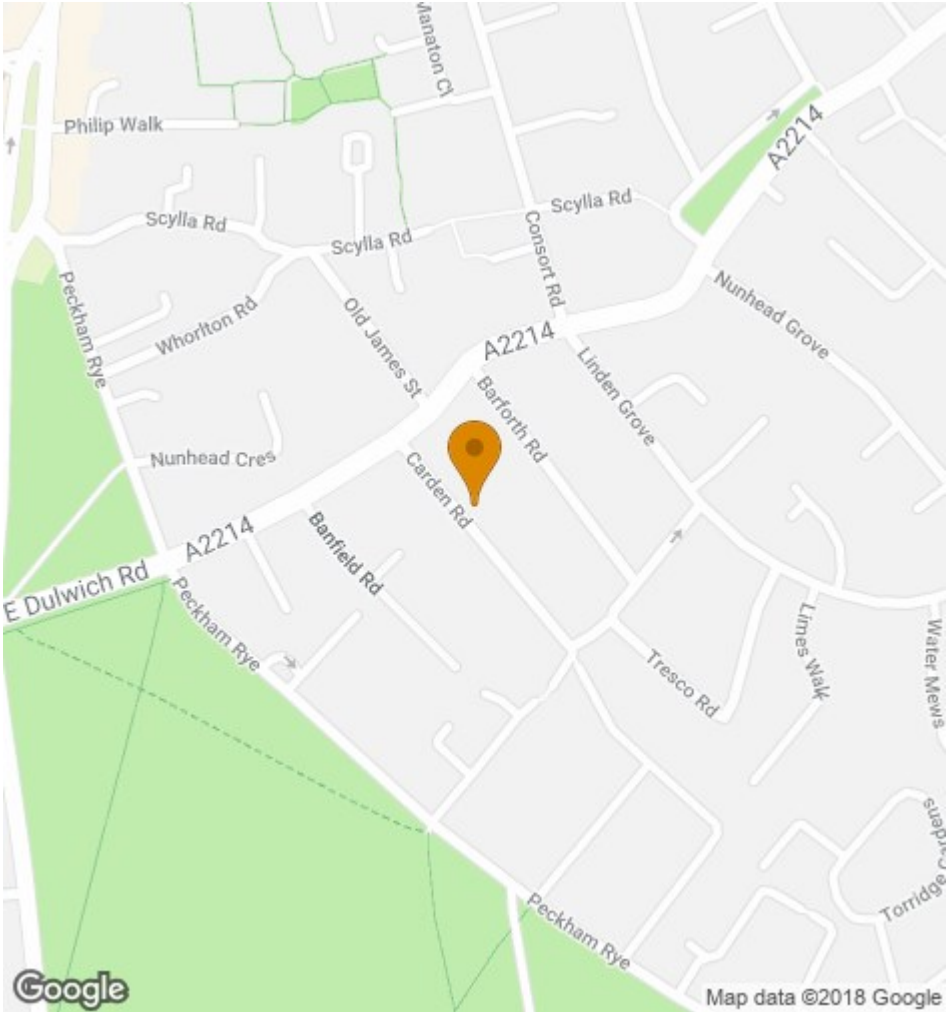
Approximate. internal area : 166.23 sqm / 1789 sq ft
Measurements for guidance only / Not to scale

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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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