WOOSTER & STOCK

RELF ROAD, PECKHAM, SE15

FREEHOLD

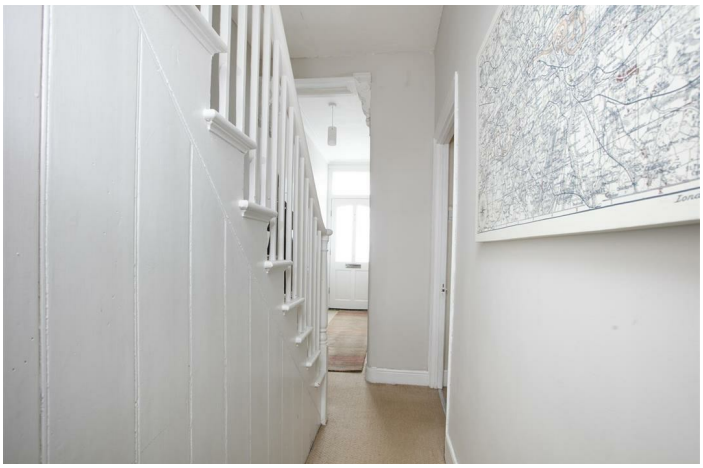
£950,000

SPEC

Bedrooms : 3
Receptions : 2
Bathrooms : 1

FEATURES

End of Terrace
Exciting Development Potential
Peaceful Yet Convenient Street
Leafy Rear Garden



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Perfectly Placed Three Bedroom Victorian Home.

Sitting on a peaceful, mature, residential street within a few moments stroll of everything Peckham has to offer, this marvellous three bedroom Victorian home won't stick around. Spread over two well appointed floors and brimming full of potential to extend further (subject to PP), the accommodation currently comprises reception, dining room, kitchen/diner, three bedrooms, study and bathroom. A handy lower ground floor storage cellar will house all your beloved whatnot. The leafy rear garden enjoys a sunny and secluded spot to sunbake. From here ramble to Peckham Rye Station in around five minutes for swift services to London Bridge, Elephant and Castle, Farringdon, Blackfriars, Shoreditch, Clapham and Canada Water for the Jubilee Line!

A neat front garden leads to your recessed portico and inward to an inviting hallway with high ceilings and original cornicing. A step left leads to your front facing reception which enjoys a bay window and a coal effect gas fire for the winter evenings. Original double doors open to the rear dining room which in turn leads, via double doors, to the rear paved patio. You'll find the lower ground floor cellar entrance under the stairs in the hall. Your kitchen has modern cabinets and counters and a pretty side bay window, perfect for the dining table. Your fully tiled bathroom precedes further access to the garden. It's a lovely leafy spot perfect for entertaining.

Head upward to your first floor. The first of your double bedrooms enjoys a peaceful side aspect and an adjoining study/office or nursery. That room has a lovely garden view. Upward again you meet your master bedroom fronting the street into the full width of the house. There's a period feature fireplace and plenty of room for any amount of storage. The third and final double bedroom completes the tour with another peaceful rear aspect.

For getting into town you can be at Peckham Rye station in five minutes on foot, for fast and frequent trains to London Bridge, Victoria and Blackfriars. You are also minutes away from the lovely McDermott Road nature garden, which is good for kids and grownups alike, and your shopping options are abundant. The best butcher for miles around, Flock and Herd, is on nearby Bellenden Road along with delis, dry-cleaners, newsagents and cafes. We love The Begging Bowl, The Victoria Inn and Ganapati. Lordship Lane is an easy 15 minute stroll for heaps of amenities and a weekend farmers market! Peckham Rye Common and Park are even closer for some rolling green hills and beautifully presented flower beds.

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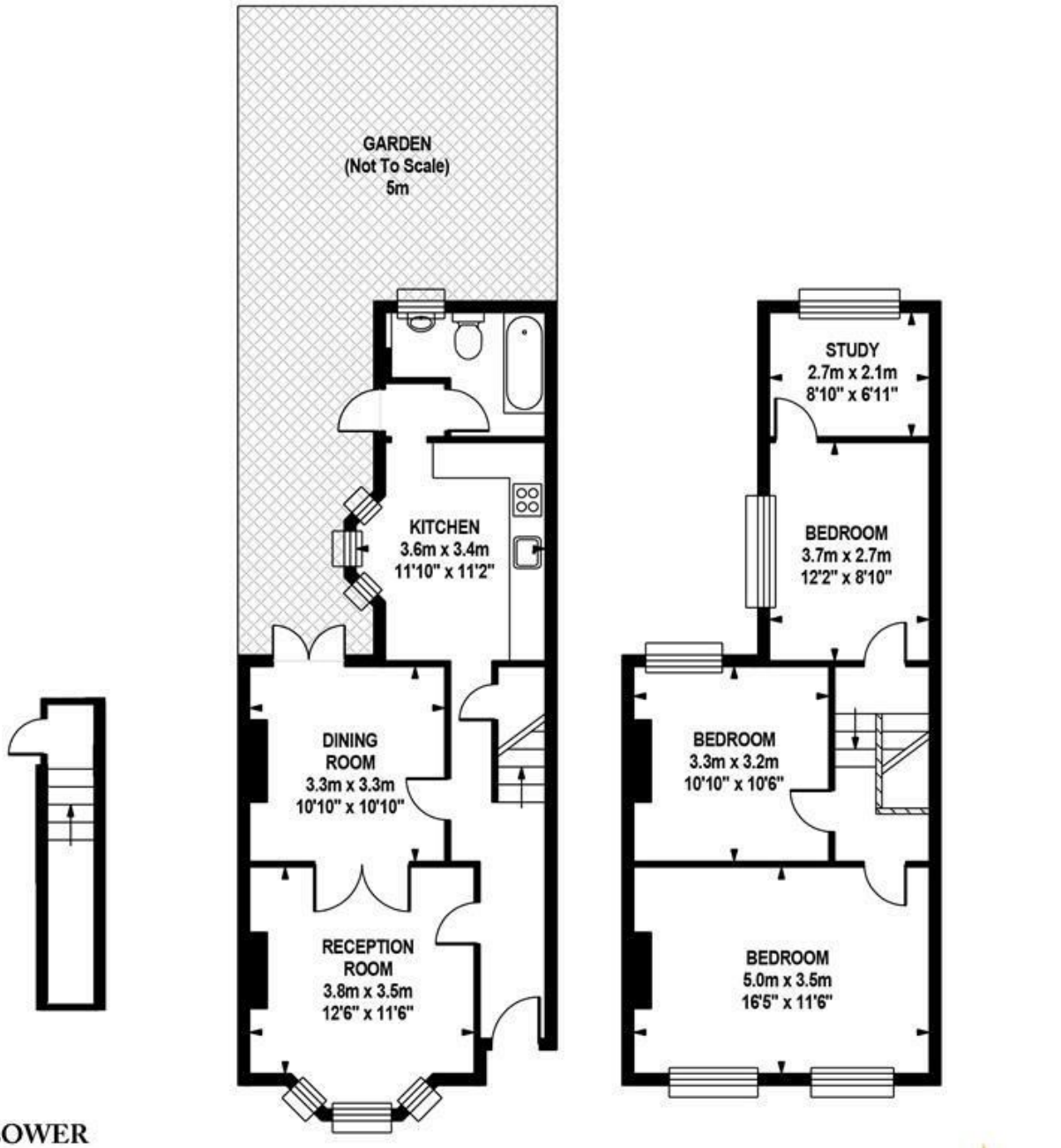

LOWER GROUND FLOOR

Approximate Internal Area :-
4.28 sq m / 46.06

GROUND FLOOR

Approximate Internal Area :-
51.71 sq m / 557 sq ft

FIRST FLOOR

Approximate Internal Area :-
50.70 sq m / 546 sq ft

TOTAL APPROX.FLOOR AREA

Approximate Internal Area :- 102.41 sq m / 1103 sq ft
Measurements for guidance only / not to scale

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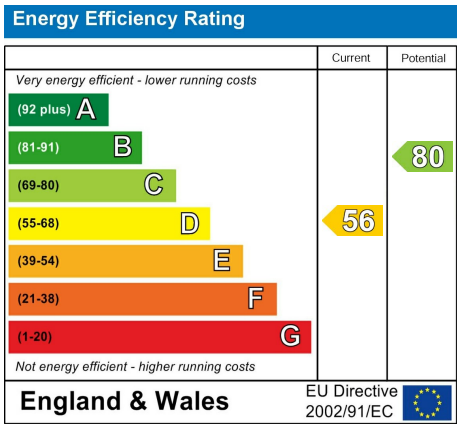
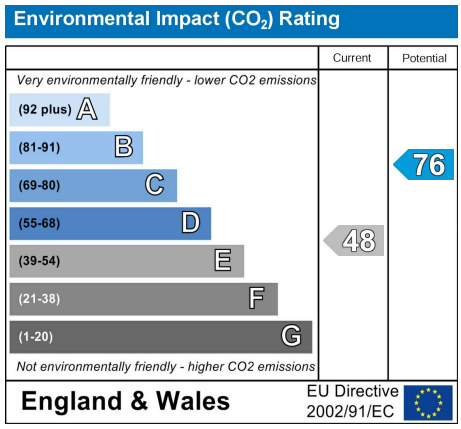
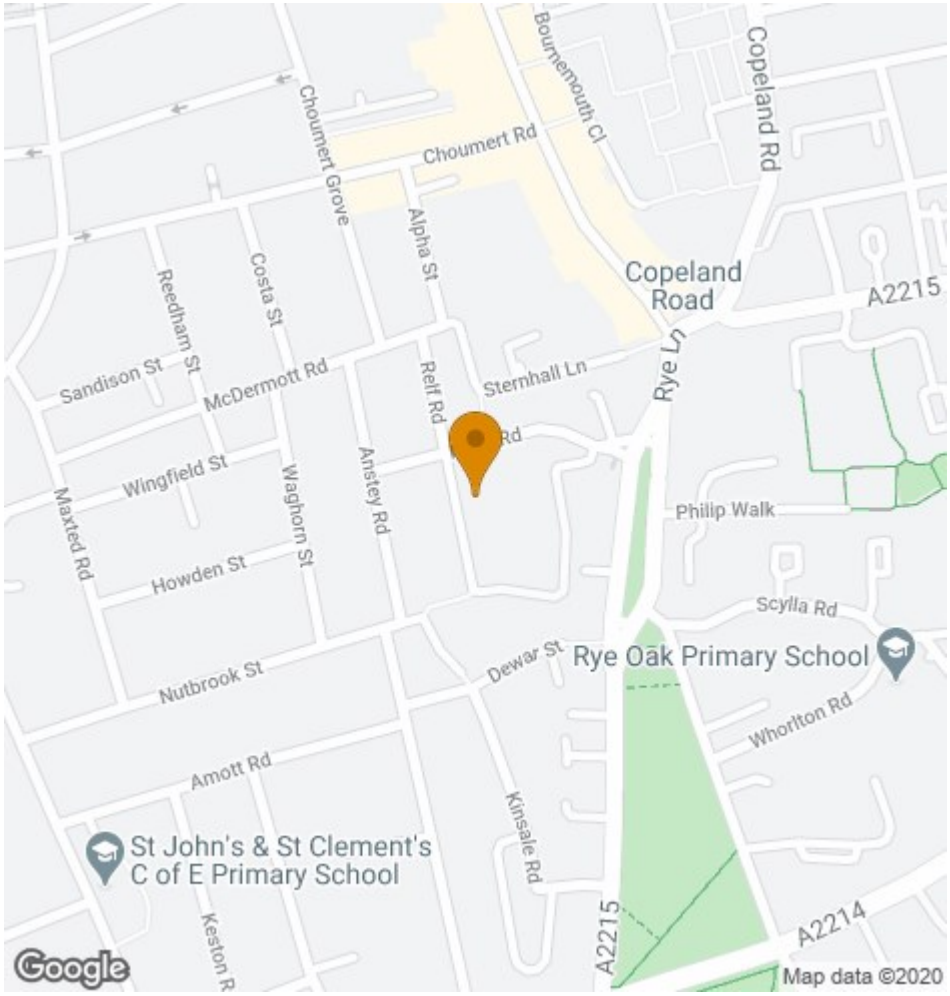




All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.



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