WINGFIELD STREET, PECKHAM, SE15

FREEHOLD

GUIDE PRICE £1,250,000 - £1,350,000







SPEC

Bedrooms : 5
Receptions : 2
Bathrooms : 2

FEATURES

Five Bedrooms
Loft Conversion
Two Bathrooms
Freehold













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Cracking Five Bedroom Victorian End Of Terrace - CHAIN FREE.

A handsome five-bedroom Victorian end of terrace with a sunny disposition, masses of useful space and a rather lovely leafy garden. Spread over three floors and coming in at around 1,300 square feet, there's plenty here for a growing household, five proper bedrooms, two bathrooms, loft conversion and generous living space downstairs. Being end-of-terrace gives the house a little more breathing room than most along the row, too. Wingfield Street is a quiet, tucked-away residential road in the heart of SE15, brilliantly positioned between Peckham, Nunhead and East Dulwich. It's a peaceful spot with the buzz of all three neighbourhoods.

A neat tiled path gets you off the street and through the front door. Inside, the ground floor kicks off with a big, bright double reception room, stretching over 25 feet from front to back. A bay window pulls in the light at the front, while stripped wooden floors run through to the dining area at the rear. It's an easy, unfussy space with room for big sofas at one end and a proper dining table at the other. The kitchen sits beyond and is a good one, over 18 feet long, with plenty of worktop and cupboard space down both sides. Glazed doors at the far end take you straight out to the garden, making summer suppers and general pottering about pleasingly straightforward. There's also a handy storage cupboard tucked off the hall.

Upstairs, the first floor gives you three bedrooms. The largest spans the full width of the house at the front and is a particularly generous double. There's another good double overlooking the garden plus a smaller bedroom in the middle – currently the sort of room that works brilliantly as a nursery, study or occasional guest room. A smart family bathroom completes the floor.

Head up again and the loft has been put to excellent use. There's a large principal bedroom with rooflights, fitted eaves storage and plenty of room to spread out, plus another bedroom at the rear and a separate shower room. It makes the top floor nicely self-contained and gives the house a great deal of flexibility for guests, teenagers or anyone working from home. Outside, the rear garden extends to approximately 25 feet and is nicely tucked away behind mature planting. There's a paved terrace immediately outside the kitchen, steps up through the greenery and a useful shed at the back.

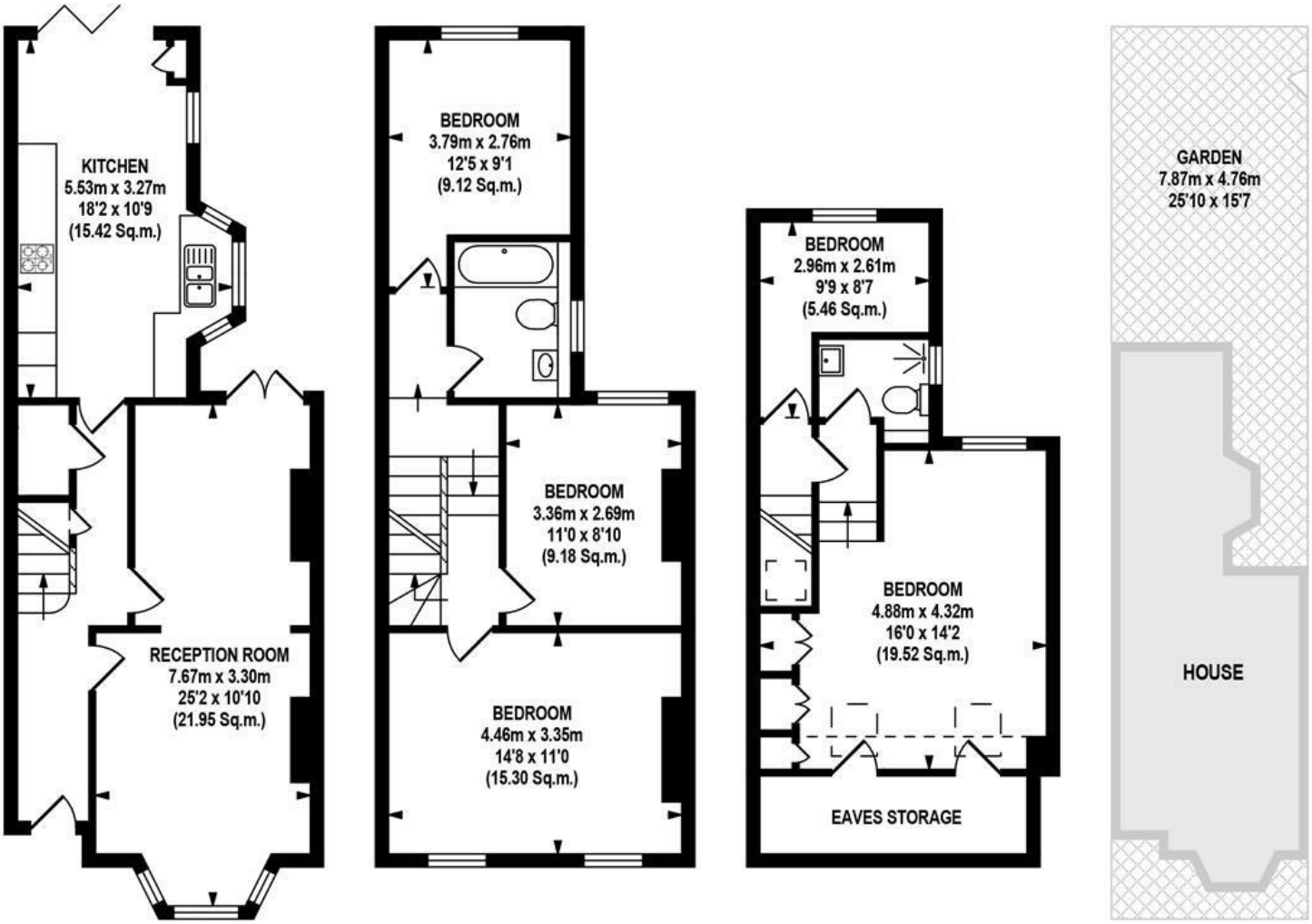
Wingfield Street is a quiet residential road in SE15, brilliantly placed for the good stuff in Peckham, Nunhead and East Dulwich, while still feeling pleasantly removed from the main drag. You've got excellent local pubs, cafés and independent shops within easy reach, along with plenty of green space and straightforward transport into town.

Tenure: Freehold

Council Tax Band: D

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GROUND FLOOR
APPROX. FLOOR
AREA 47.38 SQ.M.
(510 SQ.FT.)

FIRST FLOOR
APPROX. FLOOR
AREA 46.73 SQ.M.
(503 SQ.FT.)

SECOND FLOOR
APPROX. FLOOR
AREA 30.47 SQ.M.
(328 SQ.FT.)

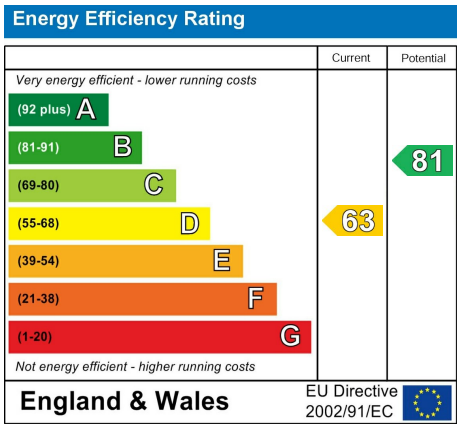
SITE PLAN

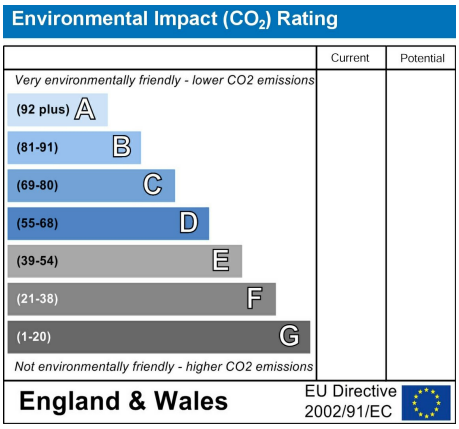
TOTAL APPROX.FLOOR AREA 124.58 SQ.M. (1341 SQ.FT.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.
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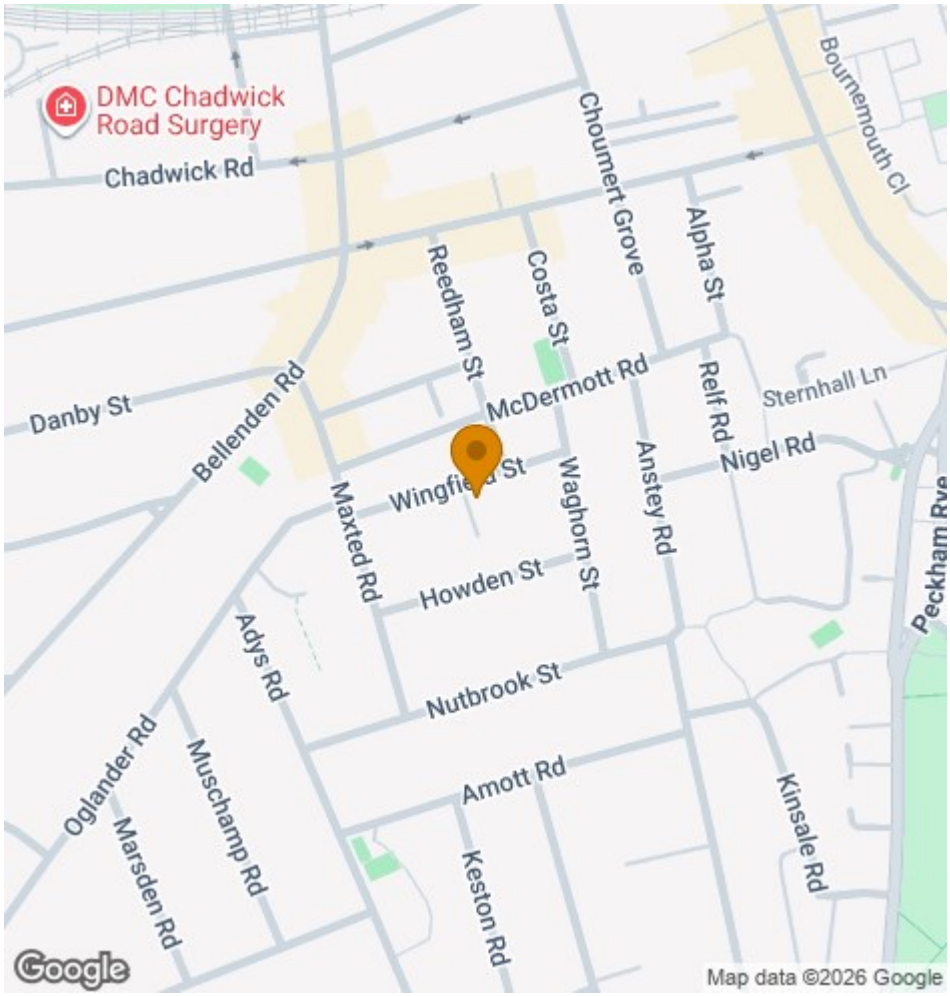
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All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.



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