

MALDON CLOSE, CAMBERWELL, SE5

FREEHOLD

£850,000

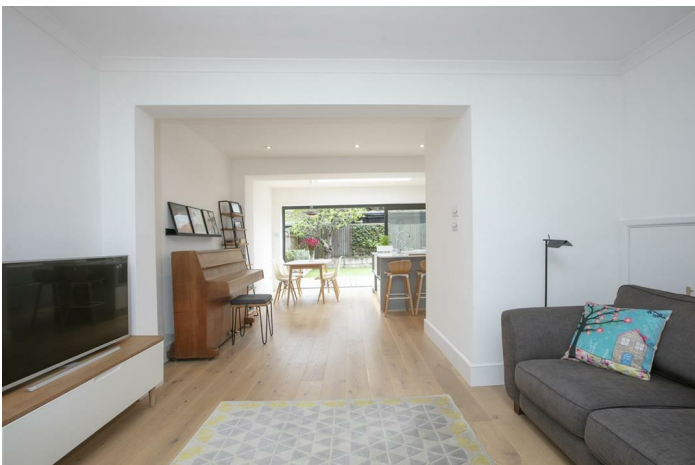


SPEC

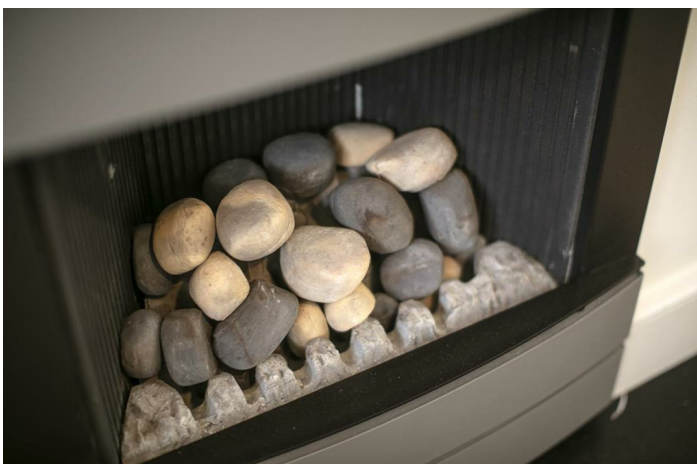
Bedrooms : 3
Receptions : 1
Bathrooms : 1

FEATURES

Top Notch Kitchen/Diner Extension
Convenient Yet Mature Location
Close to Lordship Lane and Camberwell
Off Street Parking
Wonderful Rear Garden
Freehold
Virtual Tour Available on Request



MALDON CLOSE SE5
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Terrific Three Bedroom Home in Popular, Peaceful Enclave.

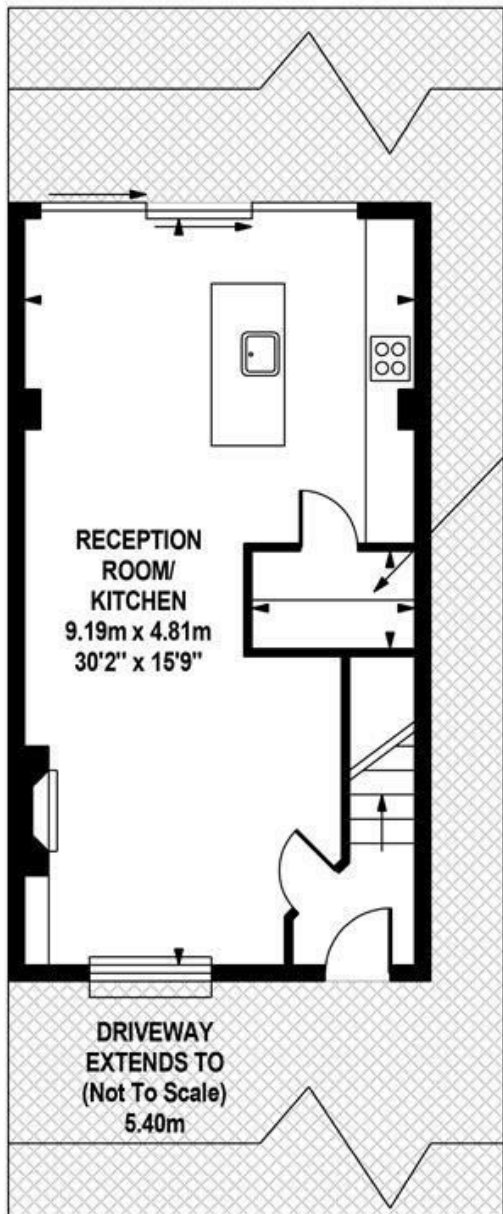
Maldon Close is Camberwell's best kept secret! Enjoying a peaceful, friendly, mature vibe just off the very lovely Champion Grove, it offers both convenience and tranquility. Well maintained green communal spaces supply a lush and leafy setting - it's so hard to believe you're within a six minute stroll of Lordship Lane! This splendid three bedder boasts a most impressive rear kitchen extension that sprawls full width through a wall of sliding glass doors. There's abundant cooking, dining, entertaining and lounging space and a super snazzy, landscaped rear garden to spill out on to during summer. The accommodation further comprises three bedrooms and bathroom. The loft is very suitable for a conversion meaning, subject to planning, you could extend upward. Off street parking adds to the charm. Dog Kennel Primary, with good OFSTED rating, is a three minute walk and Denmark Hill station is just five. Here you'll benefit from swift services to Victoria, Elephant and Castle, Farringdon, Clapham, Shoreditch and more!

A gently sloping drive leads off the close to your period style front door which has frosted panes. The inner hall benefits from the light and offers stylish wooden flooring. This continues left to your luscious L shaped living area which takes the rest of the ground floor. Stretching the full depth of the property and also full width to the rear, the space is expertly presented. The lounge area fronts the building with integrated shelving and a contemporary flame effect gas fire. Underfloor heating throughout the entire space keeps things toasty come winter.

To the rear you find a large skylight and a dishy wall of sliding glass doors supplying light throughout the day. The kitchen is a real treat! A central Quartz topped island has ubiquitous storage points for cutlery and all the Jamie, Nigella and Heston books one could need. On the far side it houses an integrated dishwasher and a super-wide wash hand basin (with Insinkerator hot and filtered water tap). Pull out bin storage and a breakfast bar complete the feature. Opposite this you find a four ring hob, double oven, pull-put larder, integrated fridge/freezer and yet more storage! A walk-in larder/utility space has oodles more storage and plumbing for the washing machine. An integrated sound system continues the charm offensive.

The garden is framed beautifully through the rear glass doors which open wide for a magical connection with the garden. Outside you'll note a well maintained lawn and decked area. There are plenty of herbs for cooking and a mature apple tree for pies! Trot upward to find your master bedroom fronting the street with a peaceful and pleasant view over the close. A neat single bedroom/study shares this front spot. A second double bedroom enjoys a rear view and there's a mostly tiled bathroom with modern white suite to complete the tour.

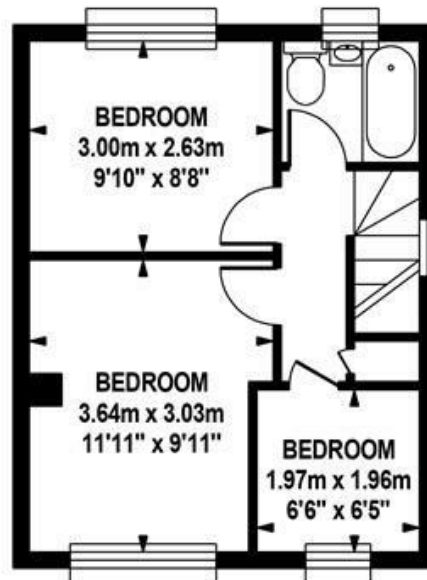
This property is in a highly prized location; Camberwell, Denmark Hill, Bellenden, and East Dulwich all within easy walking distance. Your transport links are numerous and frequent a mere five minutes on foot to Denmark Hill station (Zone 2). The fab London Overground orange line links you to Canary Wharf (via Canada Water) in just 16 minutes! East Dulwich station is just 7 minutes in the opposite direction for further links to London Bridge. The close enjoys a real community vibe with lots of friendly neighbours and a yearly summer street party.



GROUND FLOOR

Approximate Internal Area :-
44.16 sq m / 475 sq ft

UTILITY ROOM
2.00m x 1.18m
6'7" x 3'10"



FIRST FLOOR


Approximate Internal Area :-
30.24 sq m / 326 sq ft




TOTAL APPROX.FLOOR AREA

Approximate Internal Area :- 74.40 sq m / 801 sq ft
Measurements for guidance only / not to scale

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FREEHOLD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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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