

**HALSMERE ROAD SE5**

**FREEHOLD**

**£1,150,000**

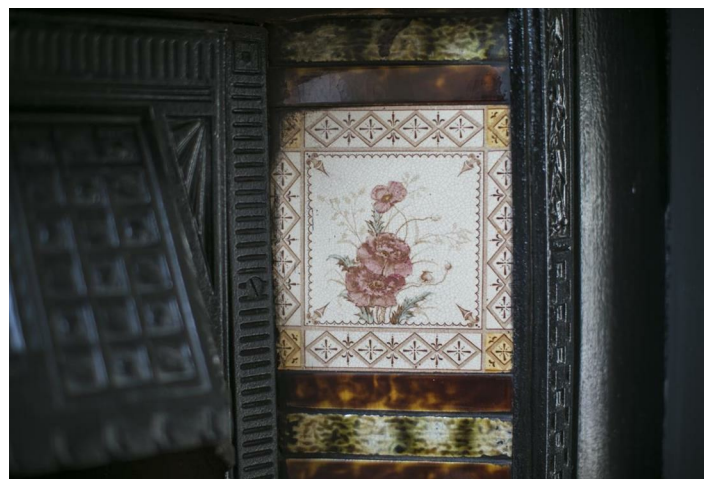


## SPEC

Bedrooms : 4  
Receptions : 2  
Bathrooms : 2

## FEATURES

Beautiful Original Features  
Seconds From Myatt's Field  
Storage Cellar  
Close to Oval Station



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### Elegant Edwardian Four Bedder Close to Myatt's Field - CHAIN FREE

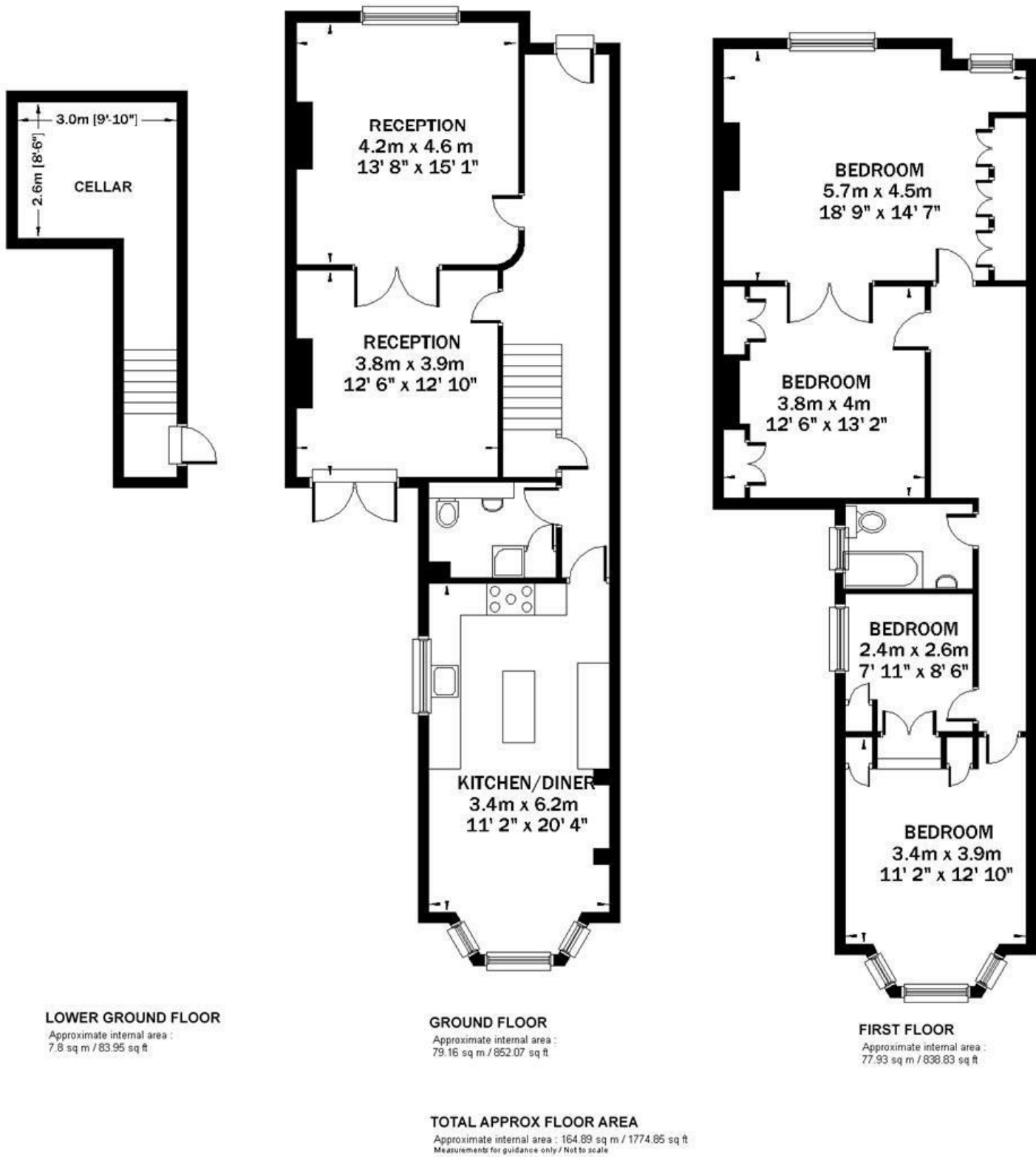
King Edward's brief reign gifted us some seriously stunning architecture. This fine four bedroom period property is no exception to the standard. Set on a peaceful, leafy cul de sac seconds from the beautiful Victorian Myatts Field Park, the property is uncomplicated and stylishly, yet sympathetically, finished throughout. You'll reach Oval station (Northern Line Zone 2) by foot in 10 minutes and also benefit from nearby fast and frequent buses to Oval, Vauxhall, Victoria, Paddington and beyond.

The front garden is walled and with high hedging for privacy. A beautiful, original tiled path leads to your original door. Venturing inward reveals a glorious hall with beautifully maintained original tessellated flooring, dado rails and ornate cornicing and ceiling rose. The double reception sits to your right and is accessible through two separate doors. Stunning twin original working fireplaces with pretty floral tiling and thick cut marble mantels form the centre piece. The ceilings are high and the space is bright and pleasant. Stained timber floors run the full length of the space which may be separated by the original central doors. French doors to the rear of the dining room offer garden access.

Toward the end of the hall you'll find a well presented shower, toilet and utility room and access to the head height cellar which will provide excellent wine storage. The kitchen/diner is a wonderful space with abundant, well arranged cooking and dining spaces. It's ideal for casual entertaining. Further pretty French doors leading onto the garden. The country style cabinets and solid oak counters are complimented by a very useful central island - perfect for chopping and sipping. There's a one and a half bowl sink and drainer, five ring gas range and double oven electric cooker, dishwasher, and fridge freezer - seamlessly integrated. All in all a really functional and friendly space. The garden is private, low maintenance and thoughtfully presented with a slightly raised paved patio and opposing raised beds and large bay trees.

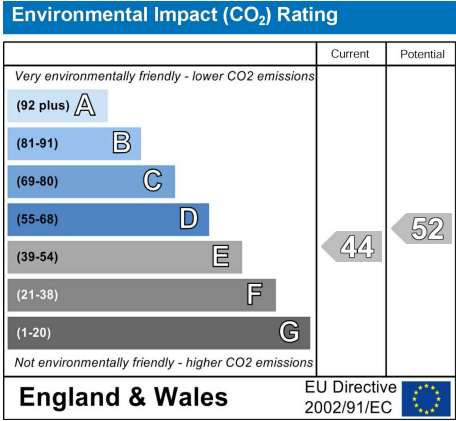
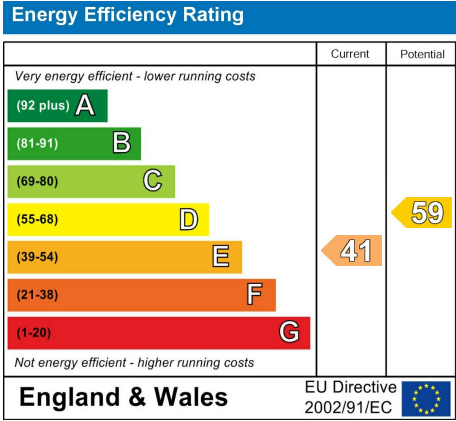
Back inside you'll find the stairs lead to a long carpeted, neutrally decorated landing. You'll find the generously proportioned master bedroom fronting the quiet street enjoying the full width of the house. Another mesmerising original working fireplace stands proudly on your left and there's a full wall of fitted storage on the opposite side. A front aspect door leads to your neat balcony - lovely for a long summer's evening. The second double bedroom, also with a beautiful working original fireplace, faces rear with more fitted storage and top quality floor coverings. A mini ascent past the summit of the stairs delivers you to the main bathroom which is fully tiled, with bath and overhead shower, and has a matching white suite and chunky chrome heated towel rail. The third bedroom, a decent sized single room, lies beyond this with a side aspect, shelving and recessed storage unit. A beautiful, sunny, rear facing fourth bedroom dips politely into the bay window overlooking the garden and provides more storage. The loft is ripe for conversion into a large double bedroom with en suite or even two double bedrooms. It is currently boarded and accessed through a hatch on the upper landing.

Here you are not far from the entertainment and culinary attractions of Vauxhall, Kennington and Camberwell. Transport is excellent - very frequent buses on Camberwell New Road will whizz you to the underground station at the Oval (Northern Line) in about 5 minutes. It's an easy 10 minute walk if you're looking to keep trim. Myatts Field Park is just round the corner, and has benefited from a multi million pound renovation, with wide green spaces, cafe and first class children's playground - a real joy all year round. Loughborough Junction mainline station (Blackfriars & City Thameslink) is also a five-minute walk away. Happening Camberwell boasts a healthy array of shops, restaurants, cafes and pubs. The Crooked Well is our personal favourite whatever the season. We love the Bear for posh nosh and the award winning Camberwell Arms for an amazing Sunday roast.

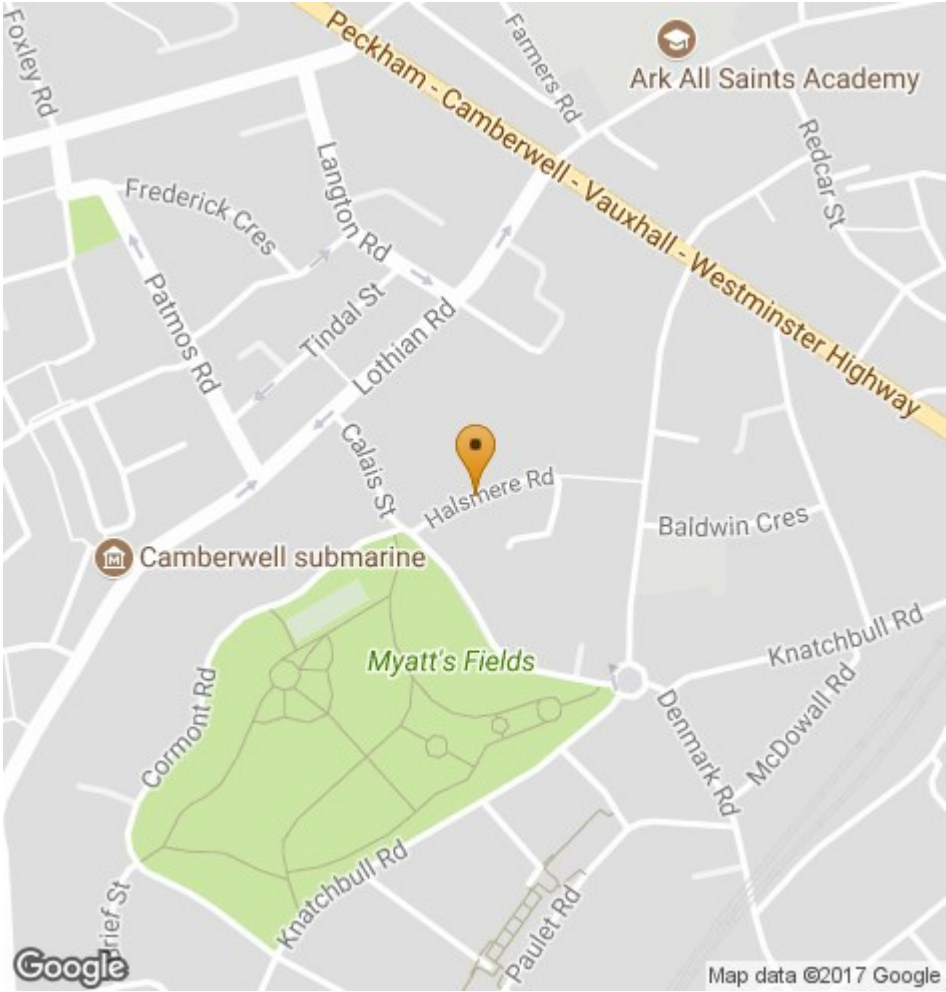


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All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services,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



17 Nunhead Green  
London SE15 3QQ  
020 7952 0595  
sales@woosterstock.co.uk