Wooster & Stock

KIRKWOOD ROAD, NUNHEAD, SE15

FREEHOLD

£965,000

SPEC

Bedrooms : 4
Receptions : 1
Bathrooms : 3

FEATURES

Three Spacious Floors
Large Study With Versatile Usage
Generous Rear Garden
Mature Residential and Convenient Location
Fabulous Bike Storage
Freehold

KIRKWOOD ROAD SE15

FREEHOLD

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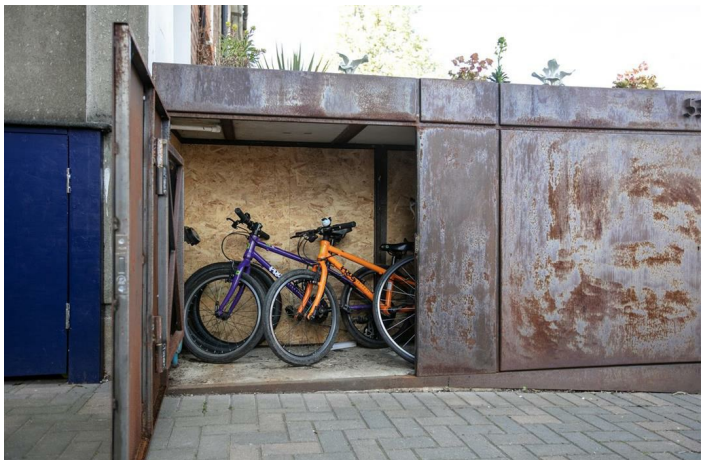
FREEHOLD



KIRKWOOD ROAD SE15
FREEHOLD

Large Three Storey Three Bedder With Large Study, Super Generous Garden and OSP.

A deceptively spacious and well arranged three storey home with versatile, bright and well presented accommodation ! Spread generously over ground, first and second floors, the property comprises a huge living area with kitchen/diner and wc, three lovely double bedrooms and a further large top floor study which is ripe for any amount of uses. The rear garden is equally well proportioned and you're in a mature, tree lined residential setting within an easy stroll of Nunhead, Queens Road and Peckham. Off Street parking adds to the charm nicely and you further benefit from a bespoke bike storage with green roof and automatic watering system! Transport-wise you're well catered for. There are extremely good train links; you can choose from Nunhead or Queens Road stations (7 minutes to either one by foot). The journey to London Bridge from Queens Road Peckham station is just six minutes and it of course benefits from being on the 'Ginger Line' taking you to Shoreditch in 15 minutes via overground. Nunhead also offers a fast train service to Victoria and Blackfriars.

The quaint exterior sits behind your off street parking bay which also hosts an attractive metal bike storage fit for up to 4 bicycles! The inner hall has wooden flooring and neutral decor. A step to the left leads to the super long living space which provides abundant and versatile dining, cooking and lounging space. The kitchen runs generously along two walls with plentiful storage, five ring induction hob, double oven and integrated dishwasher. There's a handy wc, currently used as a laundry cupboard tucked around to the left. To the rear you find a lovely seating area next to two sets of wide French doors. These open to the patio which has a remote controlled Markilux awning The noticeably large garden stretches 18 metres with well-stocked planter beds line the right side. There's a healthy lawn and handy storage shed. for this and that.

Upward to the first floor you find the master bedroom facing over the garden with peaceful views, fitted storage and adjoining ensuite shower. Bedroom two, another fine double fronts the building with a lovely period streetscape and more fitted storage. A family bathroom sits between the two rooms with a crisp white suite and side aspect casement. The second floor landing boasts raised shelving on the stairwell and has great space for hanging your works of art. It's kept light and lovely by an overhead skylight. Bedroom three, another lovely double has more garden views and twin fitted storage units. There's another bathroom with side aspect casement window along the landing. This precedes your large study which has eaves storage, large skylight and any amount of potential uses.

This fabulous house is a short stroll from the beautiful village-esque Nunhead Green where you'll find a wonderful wet-fish shop, delicious deli, gastro pub and bakery. Then you have the mouth watering Farmer's Market on Sunday mornings in Peckham's town square, and the award-winning library, multiplex cinema, Pulse Healthy Living Centre - all within 15 minutes walk. In the other direction is Nunhead Nature Reserve and cemetery, good for exercising the dog or just enjoying the greenery and stunning views of St Paul's.

Tenure: Freehold

Council Tax Band: D

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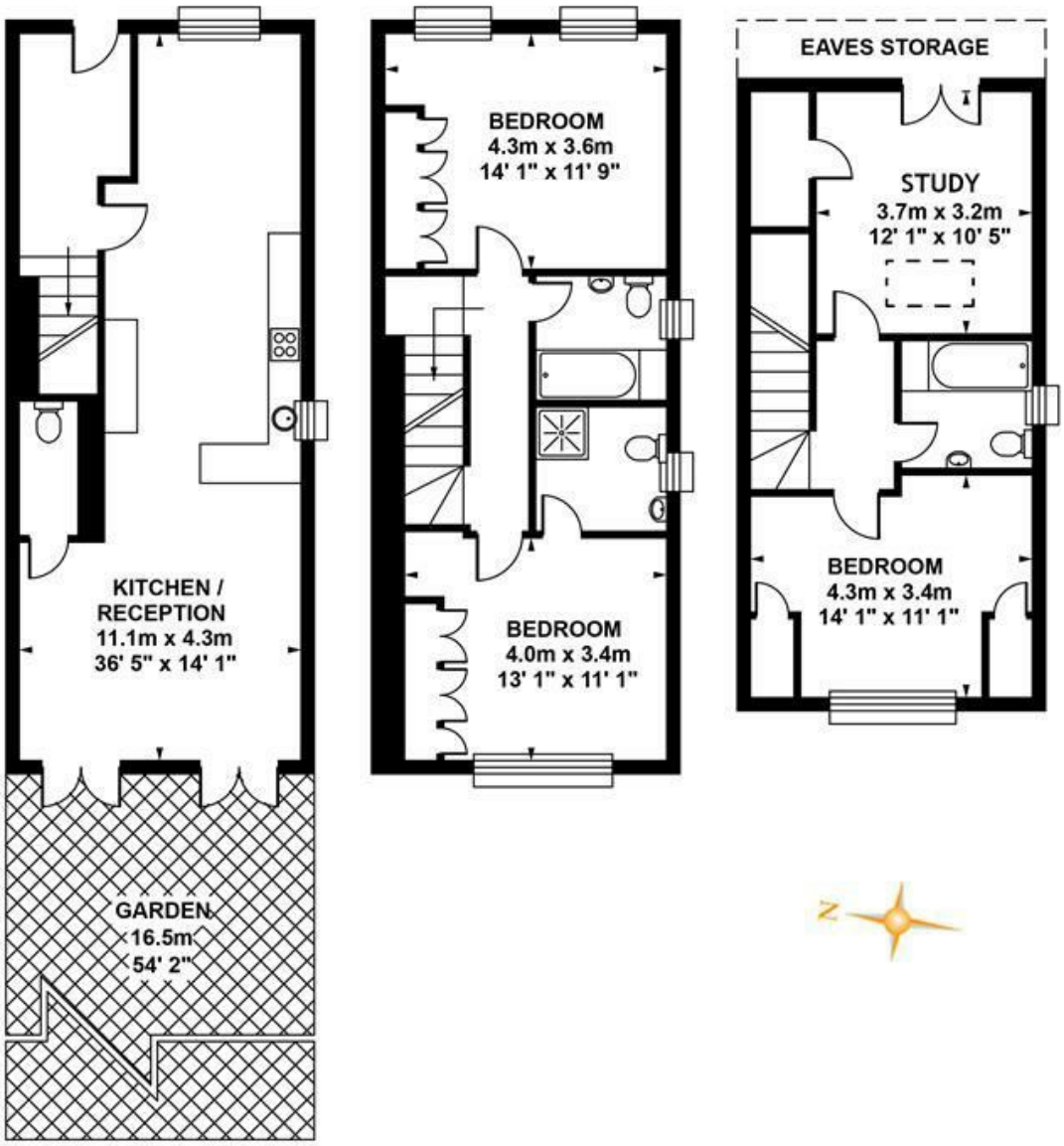
FREEHOLD



GROUND FLOOR
Approximate. internal area :
47.73 sqm / 514 sq ft

FIRST FLOOR
Approximate. internal area :
45.78 sqm / 492 sq ft

SECOND FLOOR
Approximate. internal area :
39.77 sqm / 428 sq ft

TOTAL APPROX FLOOR AREA

Approximate. internal area : 133.28 sqm / 1434 sq ft

Measurements for guidance only / Not to scale

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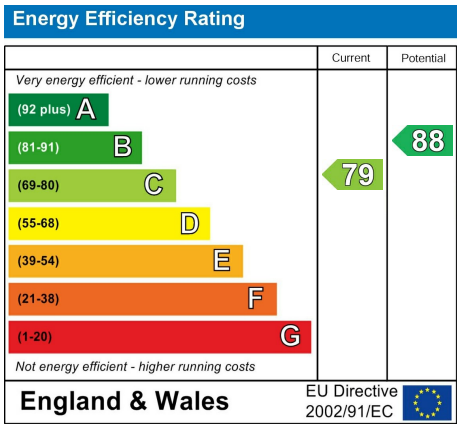
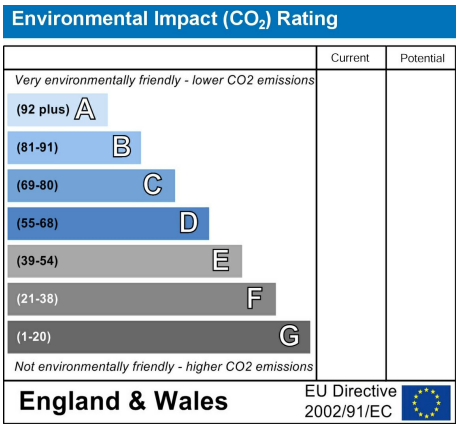
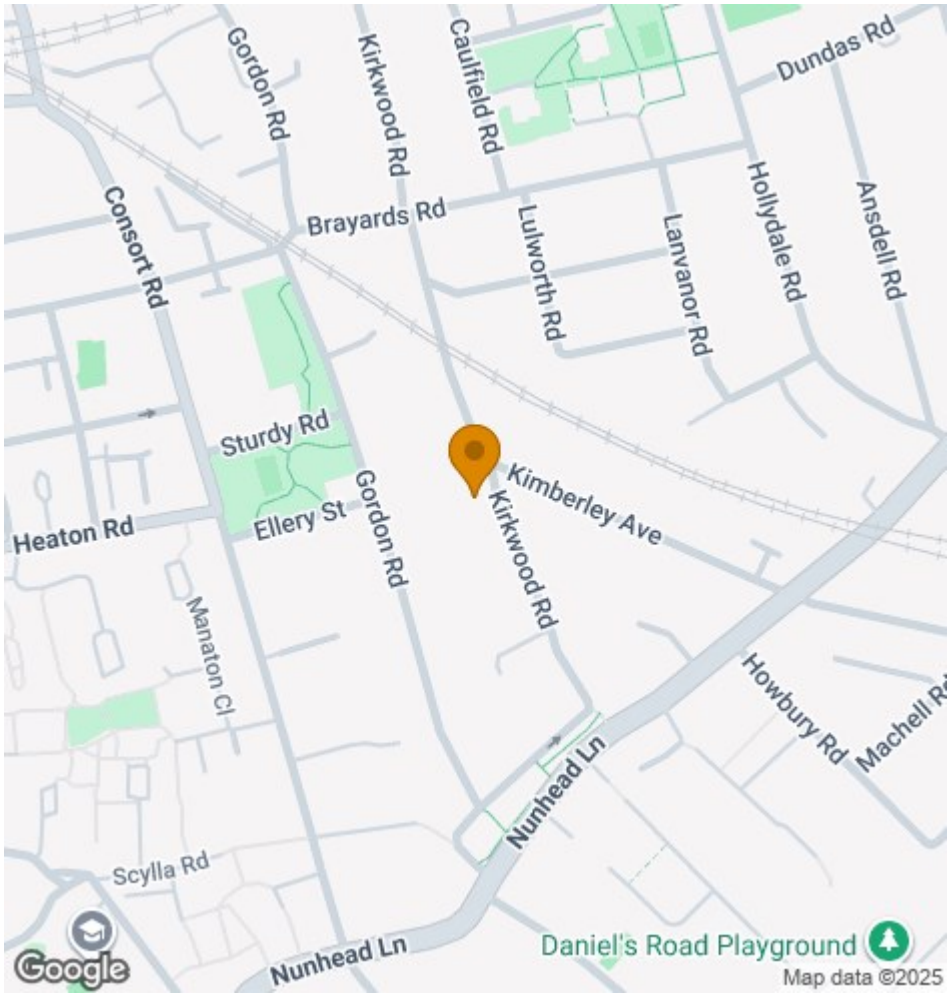




All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.



Wooster & Stock

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