

CHADWICK ROAD SE15

FREEHOLD

£950,000



SPEC

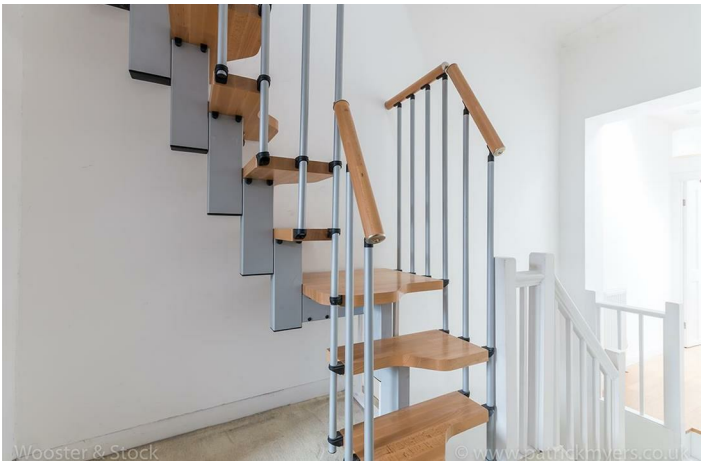
Bedrooms : 3
Receptions : 1
Bathrooms : 2

FEATURES



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**Victorian Wonder with Three Bedrooms, Loft Conversion and Huge Kitchen
with Planning Permission for First Floor Rear Extension**

Sitting seconds from the ever popular Bellenden Road, locally known as Bellenden Village, this magical three/four bedroom home positions you close to all the things a south Londoner needs. The interior has been deftly and stylishly augmented by the current owners to create an extended, impressive living environment and there's a super patio garden to the rear. Treats include two bathrooms, kitchen extension, loft conversion, utility room, private garden and an outbuilding/summerhouse currently used as a gym.

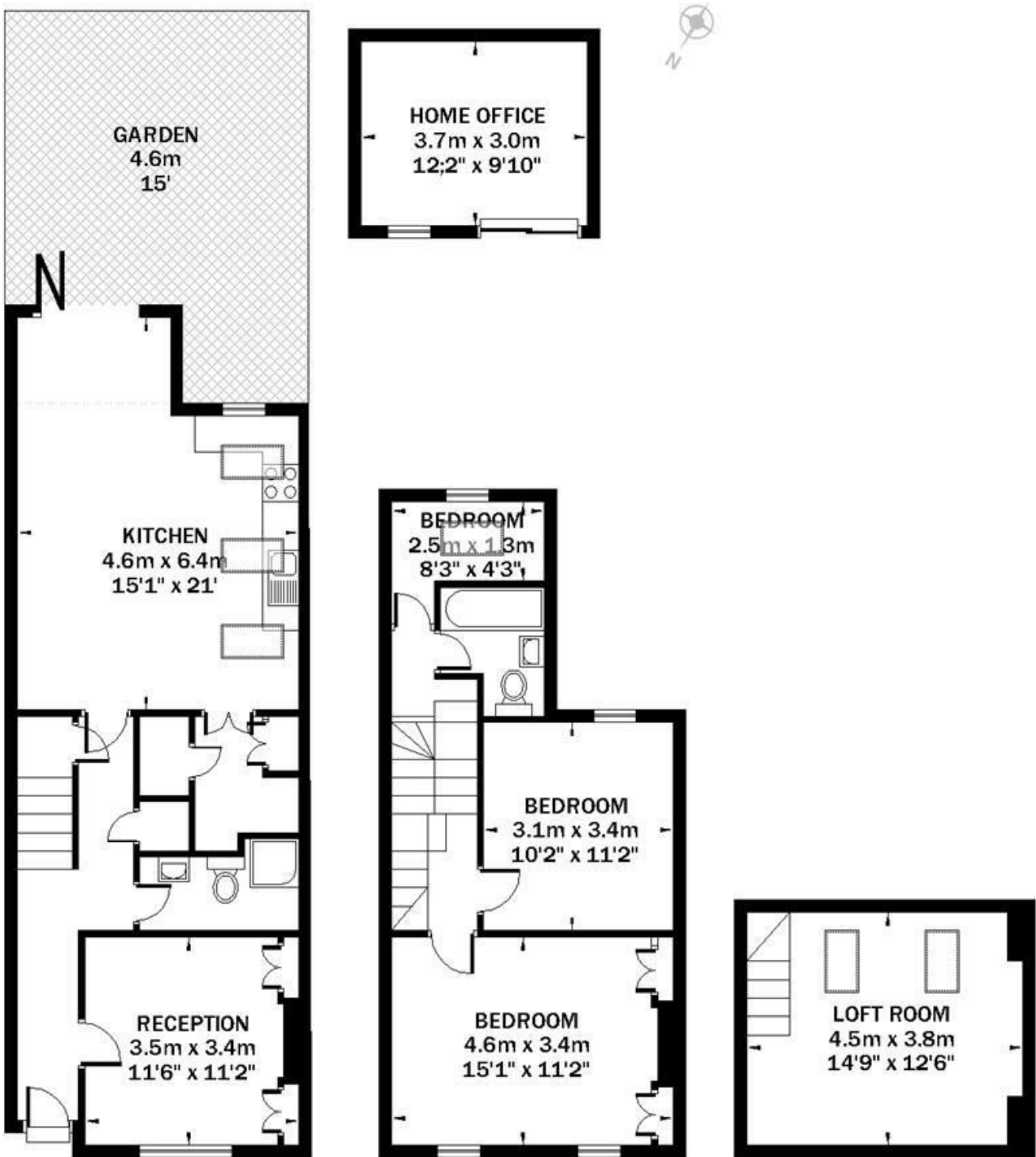
The exterior is delightful with a charming sash window and portico entrance. You arrive in the entrance hall with a staircase straight ahead and a reception room on your right. There are wooden floorboards underfoot and a very pretty period fireplace with storage and shelving either side. Behind is a handy shower room preceding two separate storage points in the hall. A fantastic kitchen/diner sits to the rear of the hall and has been extended onto the side return. It's a really good use of space and the units are cleverly arranged under three Velux windows on the right hand side. There's room for a family dining table before reaching bi-folding doors opening onto the south-facing garden. At the end of the garden you'll find a rather nifty summerhouse which is currently used as a gym/storage.

Head upward via the hall and you'll spy a decent-sized bathroom and the first bedroom/study on the rear landing. A short climb up again reveals two double bedrooms, both with period features and wooden flooring. The master takes the well known spot at the front of the house and has fitted wardrobes. From the hall you can climb up again to a loft conversion with two Velux windows and plenty of eaves storage. Planning permission has just been granted to extend the first floor rear bedroom to allow for a comfortable double bedroom. Current owner happy to oversee works between exchange and completion. This work has been quoted at £11,500 plus VAT and estimated to take two to three weeks

Boho amenities of the Bellenden Road Conservation area are all at your fingertips - we love 'The Victoria Inn'. Try the cafés, bars and restaurants or venture into East Dulwich, a 15 minute walk, for some of southeast London's best shops. Peckham Rye is three minutes' walk (Zone 2) and Denmark Hill (Zone 2) inside 15 minutes stroll for services to London Bridge, Victoria, Blackfriars and the fab London Overground Line. You can be at Canary Wharf (via Canada Water) in a mere 14 minutes - now that's an easy commute. A whole variety of buses run into town along Rye Lane, just five minutes away. The Belham Primary free school is a two minute stroll from your door. It's part of the same trust as the highly considered Dulwich Hamlets Schools. The popular Villa pre-prep and nursery is down the road and the Dulwich Foundation schools are a 5 minute drive.

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GROUND FLOOR
Approximate internal area :
58.30sqm/627.53sqft

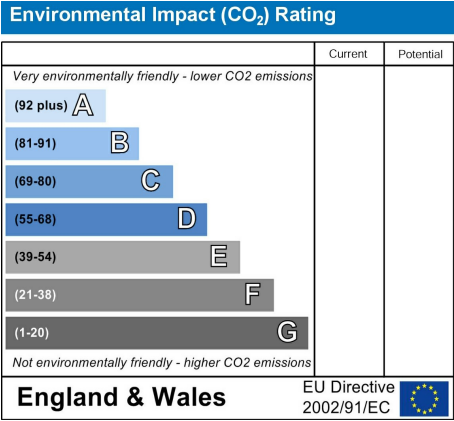
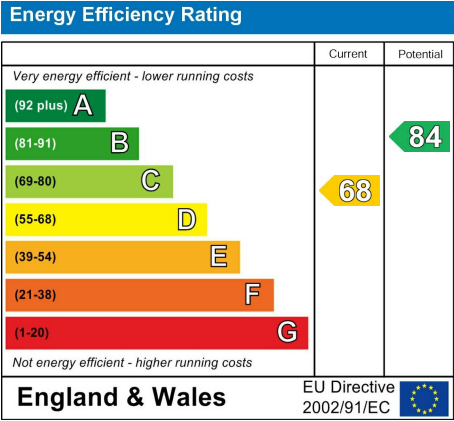
FIRST FLOOR
Approximate internal area :
40.69sqm/437.98sqft

SECOND FLOOR
Approximate internal area :
17.10sqm/184.06sqft

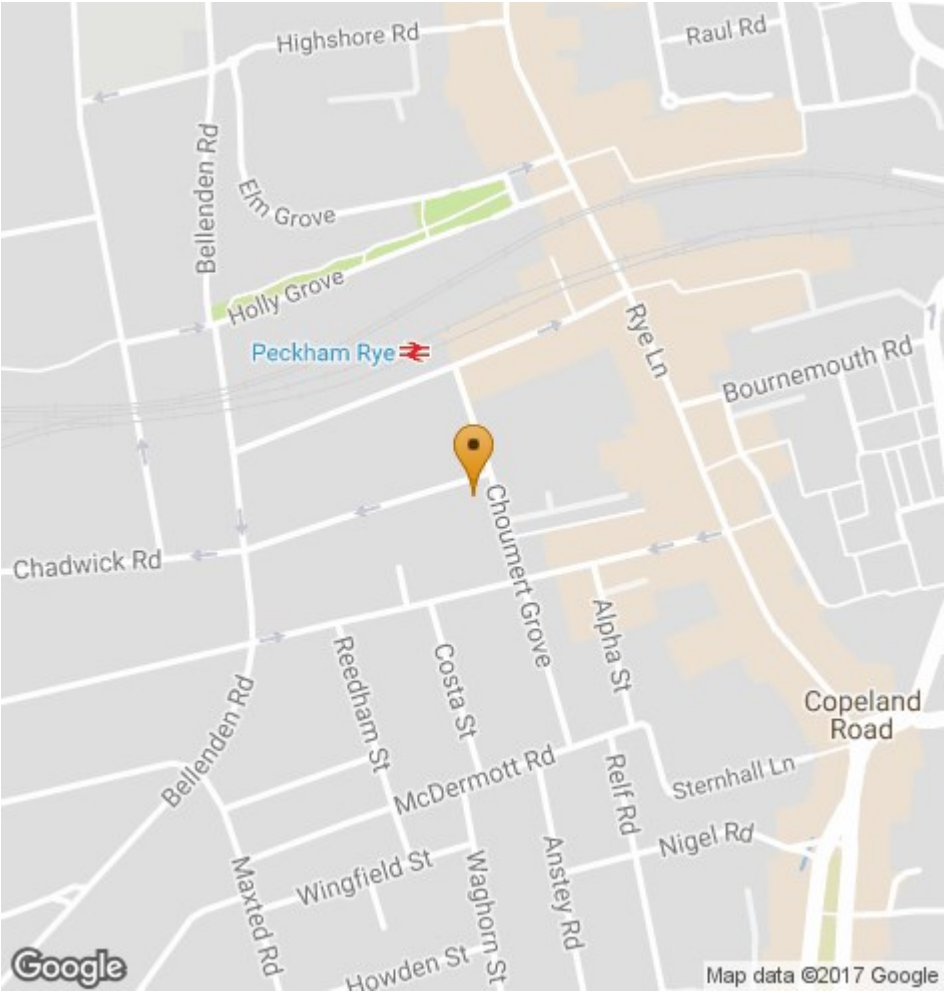
TOTAL APPROX FLOOR AREA
Approximate internal area
including outbuilding: 127.19sqm/1369.06sqft
Measurements for guidance only / Not to scale

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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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