

FLAXMAN ROAD, CAMBERWELL, SE5

FREEHOLD

GUIDE PRICE £900,000 - £950,000

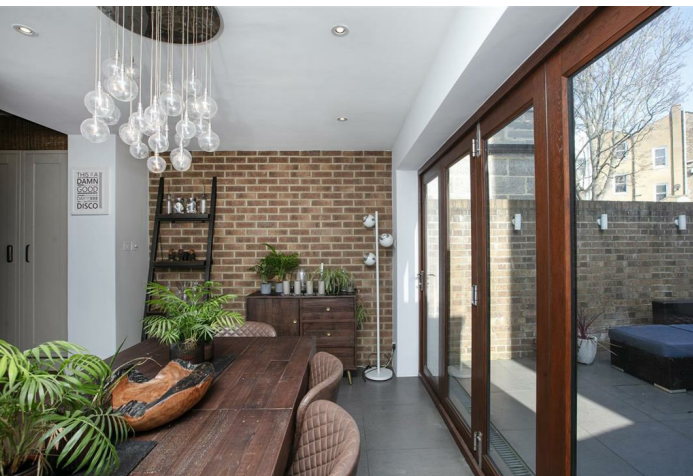


## SPEC

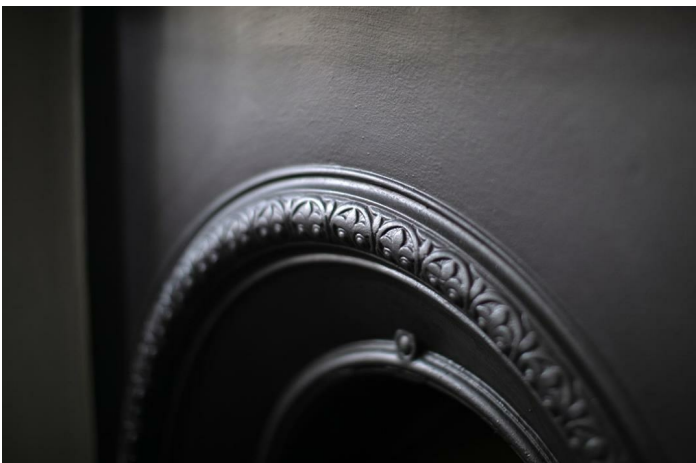
Bedrooms : 3  
Receptions : 2  
Bathrooms : 2

## FEATURES

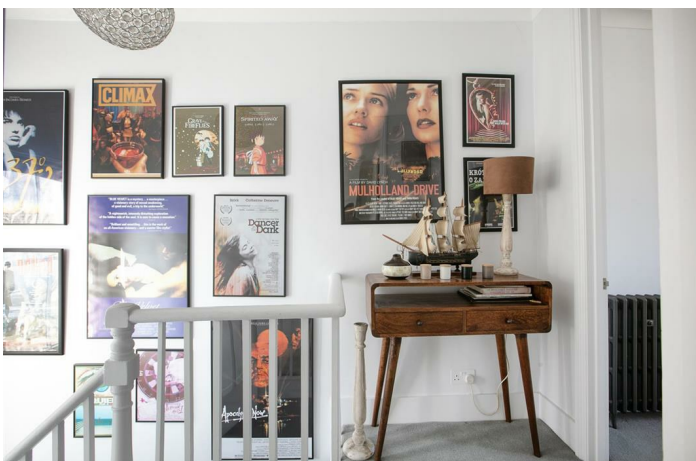
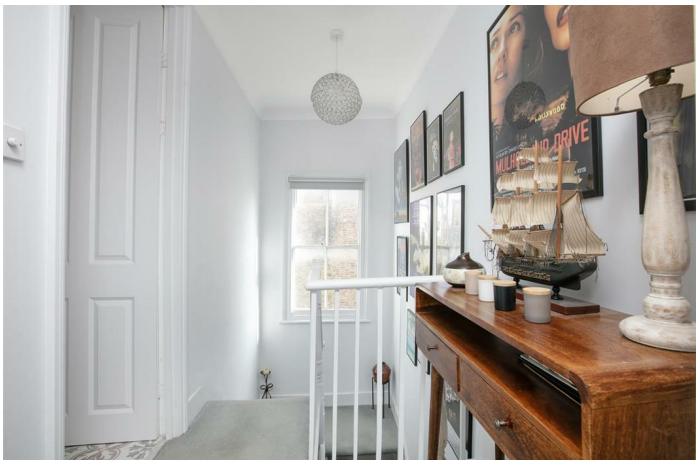
Three Spacious Floors  
Stylish Sympathetic Decor  
Modern Kitchen  
Two Bathrooms  
Freehold



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Spacious Three Bedroom Period Home over Three Lovely Floors - CHAIN FREE.

Situated on a mature, residential street within an easy walk to every conceivable amenity, this fab three bedroom period home promises a fantastic living environment. Spread generously over three spacious the floors, the property is sympathetically presented and well arranged. The accommodation comprises a fab living/dining/kitchen that stretches the full depth of the property, three proper double bedrooms, a fine family bathroom with shower and second bathroom for the guests. A neat patio garden allows for summer gatherings. Transport-wise you're spoiled for choice with Loughborough Junction Station just a three minute stroll. From here you can be in Elephant & Castle in less than five minutes. Blackfriars, Farringdon, City Thameslink, Kings Cross and Luton services are also frequent and quick. Brixton is an easy 10 minute walk for the Victoria Line.

The hall is tastefully presented with stained original timber floors and crisp white walls. Simple coving and original corbels are also painted white. To the left is the fantastic living room which runs open-plan the full depth of the ground floor. The lounge enjoys the wide front aspect bay window and a stunning period feature fireplace with tiled hearth. This is flanked on either side by fitted shelving. A well stocked contemporary kitchen adjoins to the rear boasting solid oak counters, shaker style cabinets and integrated appliances including dishwasher and fridge/freezer. A gorgeous five ring gas range will help you cook up a serious storm. Adjoining the kitchen is a magnificent full-width dining/conservatory which opens, via quad-fold glass doors to your paved patio garden. Underfloor heating in this area ensures a cosy vibe whatever the weather.

Upward to the first floor you find the first of your noticeably generous double bedrooms stretching to the full width of the property with two double glazed sash windows each enjoying blinds on upper and lower panes. There's a handsome period feature fireplace with fitting mantel. Bedroom two is a nicely sized double with French doors leading to a decked terrace. A handy bathroom with underfloor heating sits on the return.

The second floor landing is carpeted and bright with a rear facing sash window and tonnes of hanging space for your works of art. Another gorgeous wide and airy double bedroom fronts the street through two sash windows with more plantation shutters. There's a pretty feature fireplace, simple coving and school house radiator. A fantastic family sized bathroom with roll top, contemporary suite and wall of fitted storage completes the tour.

Camberwell promises any number of cracking pubs and delicious restaurants. The Camberwell Arms has won awards for its food, whilst the Tiger, Sun and Stormbird are always lively options. Even closer is the Sun Of Camberwell! The house is also situated within an easy walk of the Cambria pub which is a much-loved local boozier. Bustling Brixton is a 10 minute stroll or a quick bus for a host of more eateries and entertainment. The 'Ritzy' cinema is a fab spot to catch art house and mainstream movies. There's a huge selection of bars and restaurants - the Brixton Village covered market offers everything from Vietnamese to Columbian. The very charming Myatts Field is only a few minutes walk away and has a children's play area, coffee shop and wonderful period bandstand.

Tenure: Freehold

Council Tax Band: E



### TOTAL APPROX FLOOR AREA

Approximate. internal area : 124.86 sqm / 1343 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			85
(81-91) B			
(69-80) C			
(55-68) D		63	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

