

IVYDALE ROAD, NUNHEAD, SE15

FREEHOLD

£850,000





## SPEC

Bedrooms : 3

Receptions : 1

Bathrooms : 1

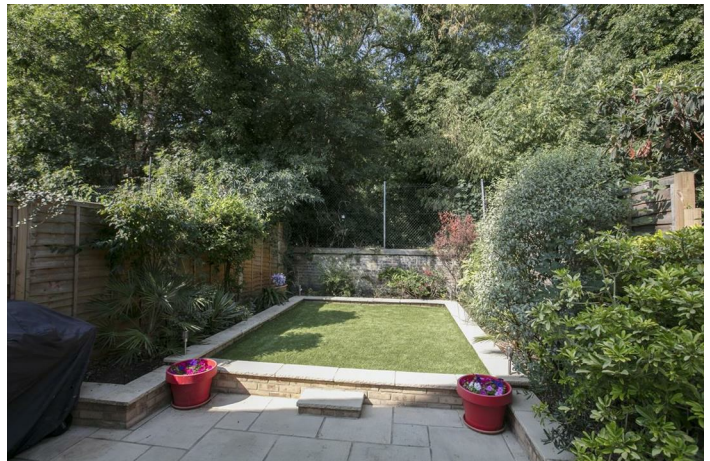
## FEATURES

Three Large Double Bedrooms

Convenient Location

Huge Kitchen/Diner

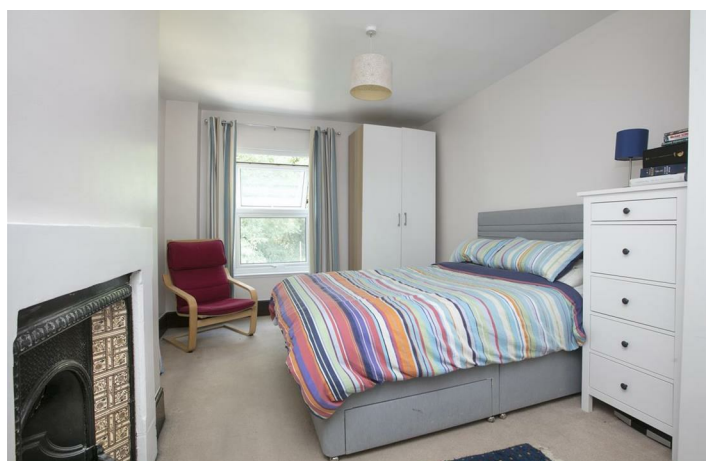
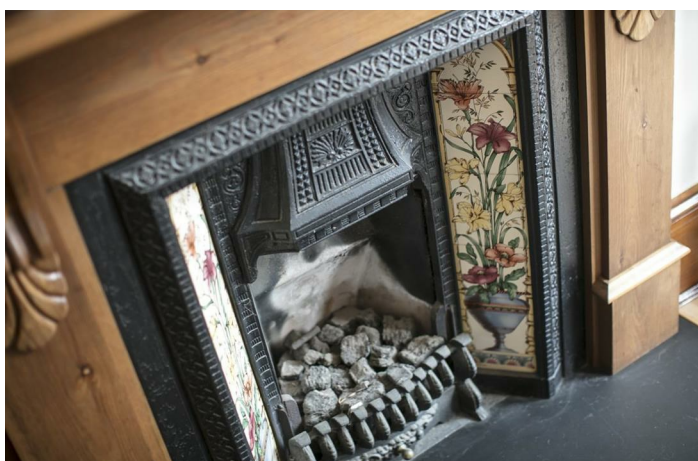
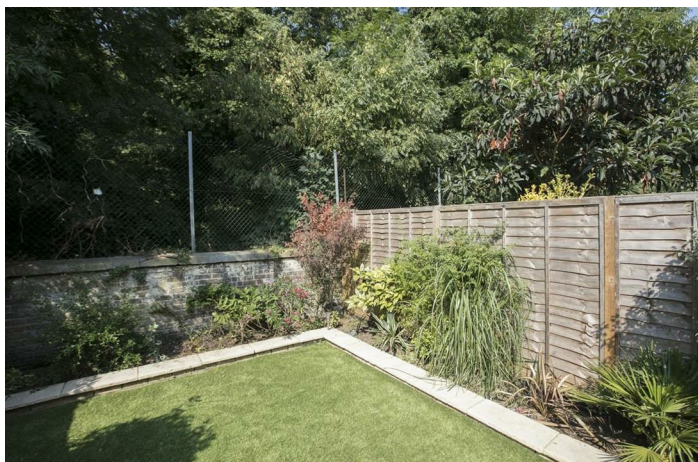
Pretty Rear Garden





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Generous Three Bedroom Period Home in Convenient Spot.

This fine three bedroom period home enjoys an impressive proportion, generous living, slumber and dining spaces and a pretty rear garden. The decor is neutral and sympathetic throughout and your ceilings are suitably high. The accommodation comprises a large double reception, substantial kitchen/diner, three proper double bedrooms and main family bathroom. From here you're within a four minute stroll of Nunhead Station for swift services to central London and beyond. Nunhead is an easy walk for any number of eateries, pubs and amenities. Peckham and East Dulwich are just a touch further for numerous more social endeavours.

The exterior is handsome with some lovely stucco work and a proud portico. Your period door has frosted panes and a chrome knocker set. Inside you meet a bright hallway with neutral decor, high ceilings and twin storage points under the stairs. Your double reception is a fine size and enjoys original cornicing, ceiling roses and a dishy fireplace with wooden mantel and floral tiling. Double wooden doors open rear to the garden. Your kitchen/diner is accessed from the end of the hall and is an impressive width and length. A side bay offers the perfect spot for the dining table. The cabinets and counters run into a U at the rear and are topped in natural stone counters. Appliances include a six ring gas hob, Neff double oven and integrated dishwasher. The garden is a nice size, well presented and not overlooked from the rear.

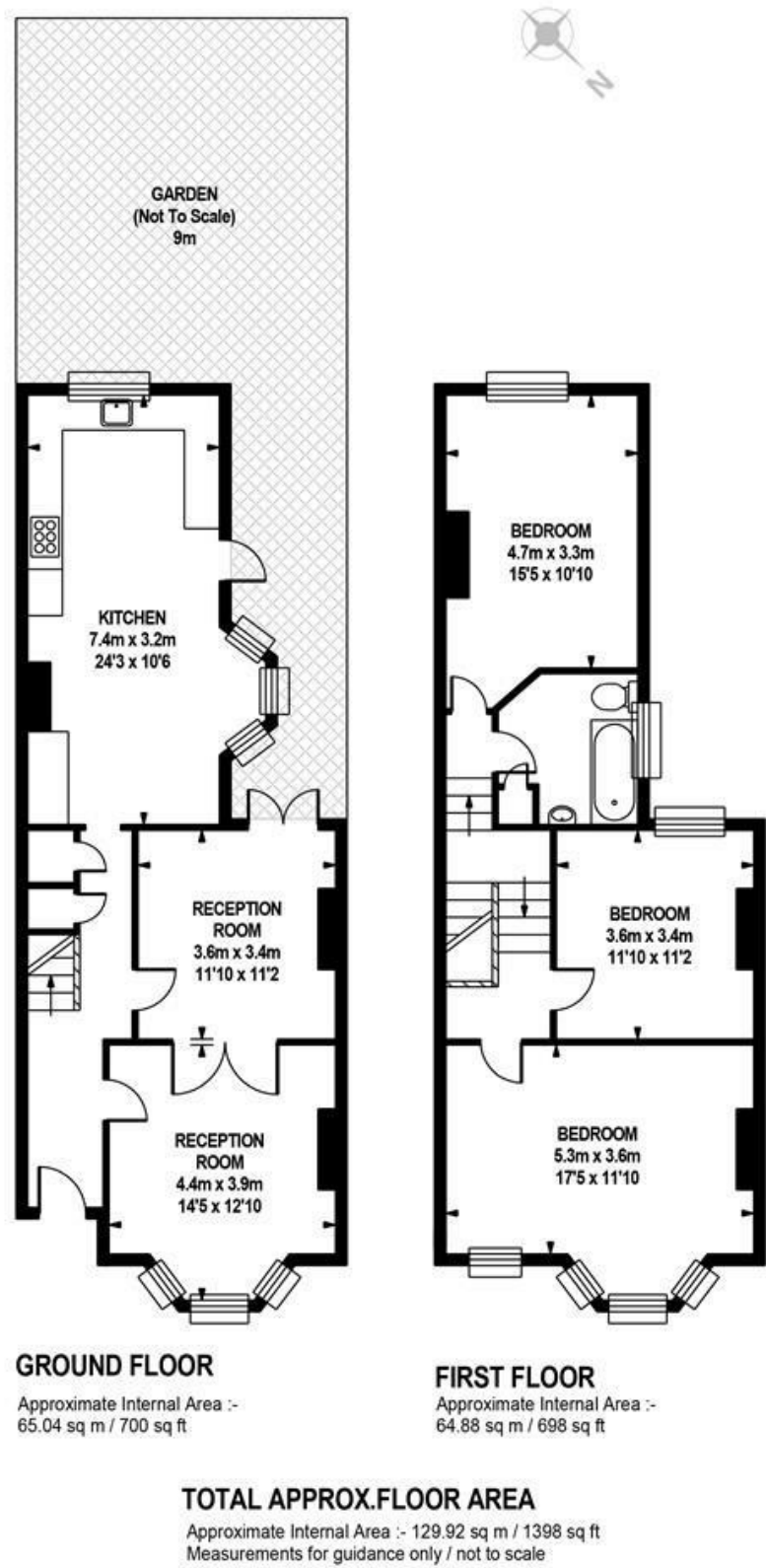
Heading upstairs you find a nicely proportioned, carpeted landing. Your spacious master bedroom fronts the street into the full width of the house. A front aspect bay window makes it light and lovely. Bedroom two is another good sized double with a peaceful rear aspect and carpeting. The modern bathroom is fully tiled and enjoys a white suite, side aspect casement and heated towel rail. Your third and final double bedroom boasts an impressive proportion and more garden views.

Walk to Nunhead mainline station (Zone 2) in less than five minutes for trains to Blackfriars (St Pancras during the week) and Victoria. In the other direction the P12 will take you to Peckham Rye station for trains to London Bridge too. Bus No. 343 will also take you to London Bridge and New Cross Gate and the 484 will go to Lewisham. Brockley and Queen's Road Peckham stations on the TFL Overground line are each easily reached on foot. The recently refurbished and family friendly pubs of The Waverley and community pub The Ivy House are a short stroll away, and you'll find local shops, eateries and pubs on Nunhead Lane (including a super wet fish shop). A little further afield is Peckham Rye park, and the shops, restaurants, and pubs of East Dulwich. Whilst Peckham is awash with eateries, funky bars and artistic endeavours. We love Frank's Cafe roof top bar and restaurant - great for some tunes and views. Keeping fit? Peckham Pulse is a short bus ride and has a good gym, two swimming pools and loads of evening classes. The highly considered Ivydale Primary School is but a short hop making your life easy peasy in the mornings!



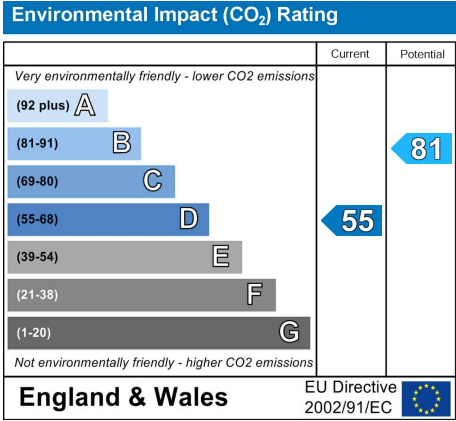
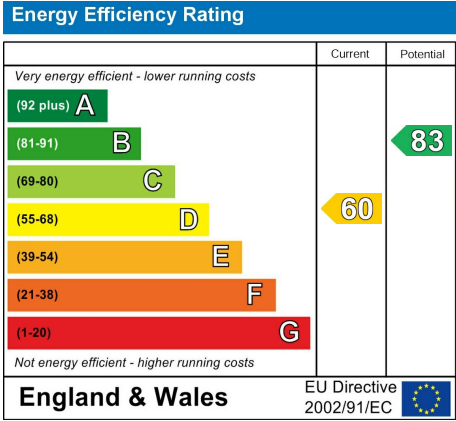
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All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services,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



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