

CAULFIELD ROAD, NUNHEAD, SE15

FREEHOLD

£700,000



## SPEC

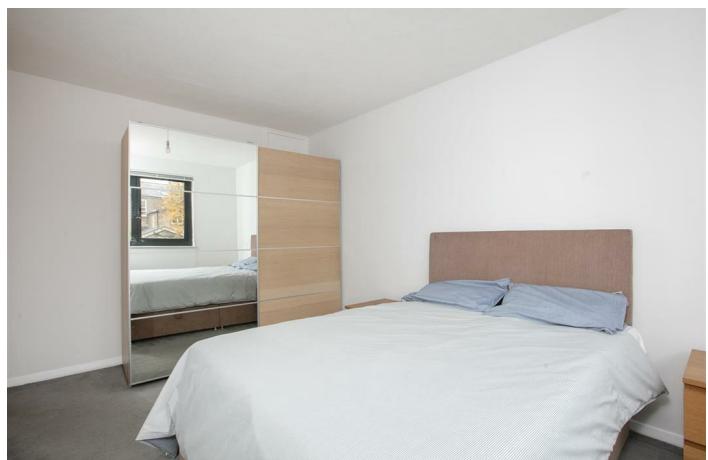
Bedrooms : 3  
Receptions : 1  
Bathrooms : 1

## FEATURES

Generous Rear Garden with Direct Access  
Decked Patio  
Open-Plan Living Area  
Hugely Popular Location  
Triple-Glazed Windows Throughout  
Freehold



CAULFIELD ROAD SE15  
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Excellently Arranged Three Bedroom Home With Generous Sunny Garden - CHAIN FREE.

Find this conveniently located three bedder with generous rear garden, decked patio and tonnes of living space! The layout is expertly arranged enjoying three bright bedrooms, a huge open-plan living area and fantastic garden which is accessed through full-width tri-fold glass doors. The property has also been gifted a brand new gas boiler. Nunhead is becoming quite the hotspot! There's a fab wet-fish shop, delicious deli, gastro pub and bakery and within a fifteen minute stroll of the amenities and eateries of Queens Road. Nunhead cemetery is delightful whatever the season. From here the best of vibrant Peckham is also at your finger tips. Transport is so convenient with Queens Road Station just a five minute stroll for regular swift services to London Bridge taking only 8 minutes! You can be strolling along the Thames door to door in less than 15 minutes.

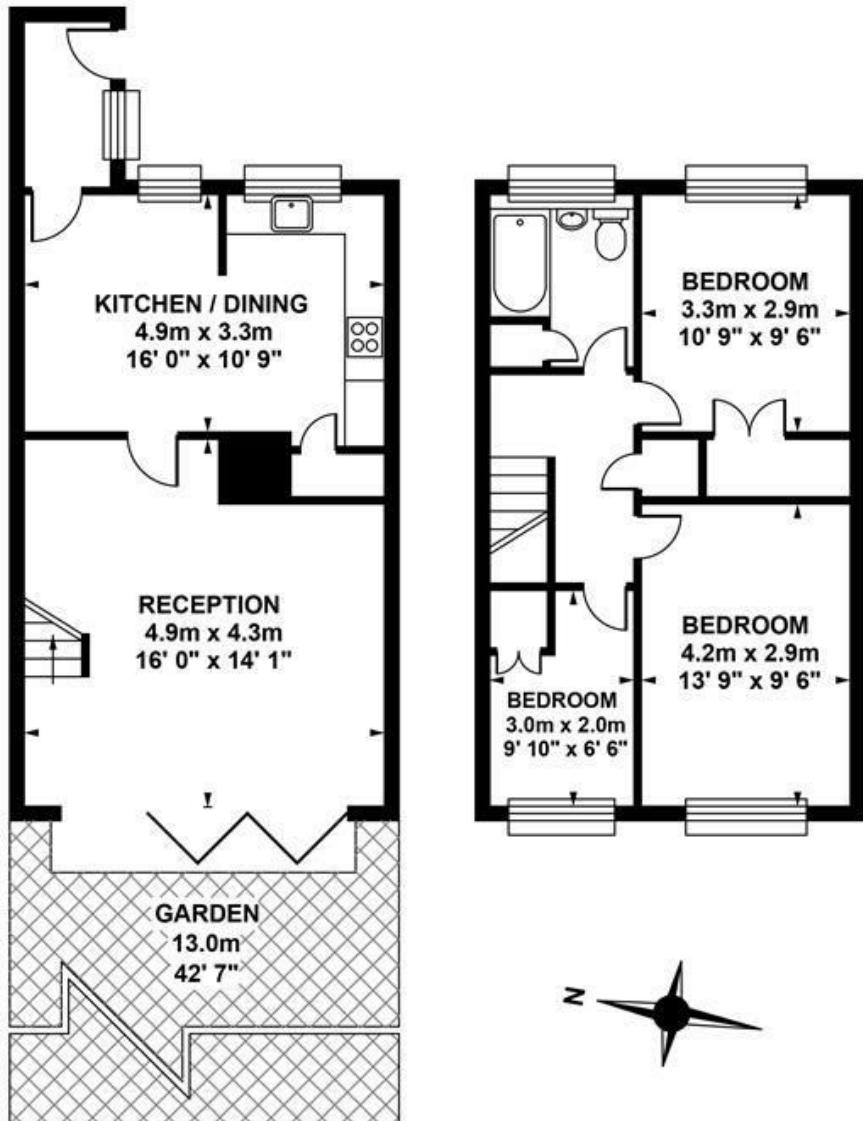
A neat front garden with high hedging and plenty of space for bikes and bins leads off the street. A path to the side of the property offers direct access to the rear garden - great for mucky dogs and kids! The front entrance hall is a great size and will comfortably house coats, brollies and shoes. This opens to your kitchen/diner which spans the width of the house and supplies ample cooking and dining space. A wide front aspect window supplies plenty of light and there's a a recessed storage point too. The windows throughout are triple glazed for maximum heat retention and peace. Beyond this you find a magnificent open-plan living space which frames the garden through a spectacular run of tri-fold glass doors. These open wide to lead to the decked patio and on to the generous lawn.

Back inside you ascend upward via a funky original stairs with solid wooden treads and open risers. The upper landing is carpeted and bright and benefits from more recessed storage. Bedroom one fronts the street and has recessed storage. Bedroom two is even bigger and faces over the rear garden. Bedroom three is a good-sized single room which will comfortably fit a double bed horizontally. A newly refurbished bathroom completes the tour nicely.

In addition to London Bridge services, Queens Road also benefits from the London Overground Line with services to Clapham, Canada Water (for the Jubilee Line), Shoreditch and Islington. This is a seriously well connected location, as well as Queen's Road station there are also good bus links into town - the 436 will take you all the way to Paddington and once in Peckham (10 mins walk) you have the option of the ubiquitous number 12. Peckham Rye and Telegraph Hill parks are both 15 minutes' walk. Shopping and leisure couldn't be easier with Peckham high street and Camberwell close by. Nunhead boasts some lovely eateries. The Old Nun's Head does a lovely craft pint and more tasty fair. They have regular events and themed evenings too. A book shop, butcher, grocers, deli, baker, beer shop, Vermouth bar (!), pretty library, crafts store, bike shop and fishmonger will save you the bother of leaving the locale too. On your doorstep are the acclaimed Peckham Library, the Peckham Pulse Leisure Centre and boho amenities of Bellenden Road with cafés, bars and restaurants plus a good bookshop and boutiques. Even closer are the cafes and eateries of Queens Road. Check out Kudu, Smokey Kudu, Mamma Dough, Lucky Gin and the fantastic Peckham Cellars and the hugely popular Pan-Balkan Peckham Bazaar just round the corner. We love the Blackbird Bakery for a coffee before the commute.

Tenure: Freehold

Council Tax Band: C



### GROUND FLOOR

Approximate. internal area :  
45.40 sqm / 489 sq ft

### FIRST FLOOR

Approximate. internal area :  
42.50 sqm / 457 sq ft

## TOTAL APPROX FLOOR AREA

Approximate. internal area : 87.90 sqm / 946 sq ft  
Measurements for guidance only / Not to scale

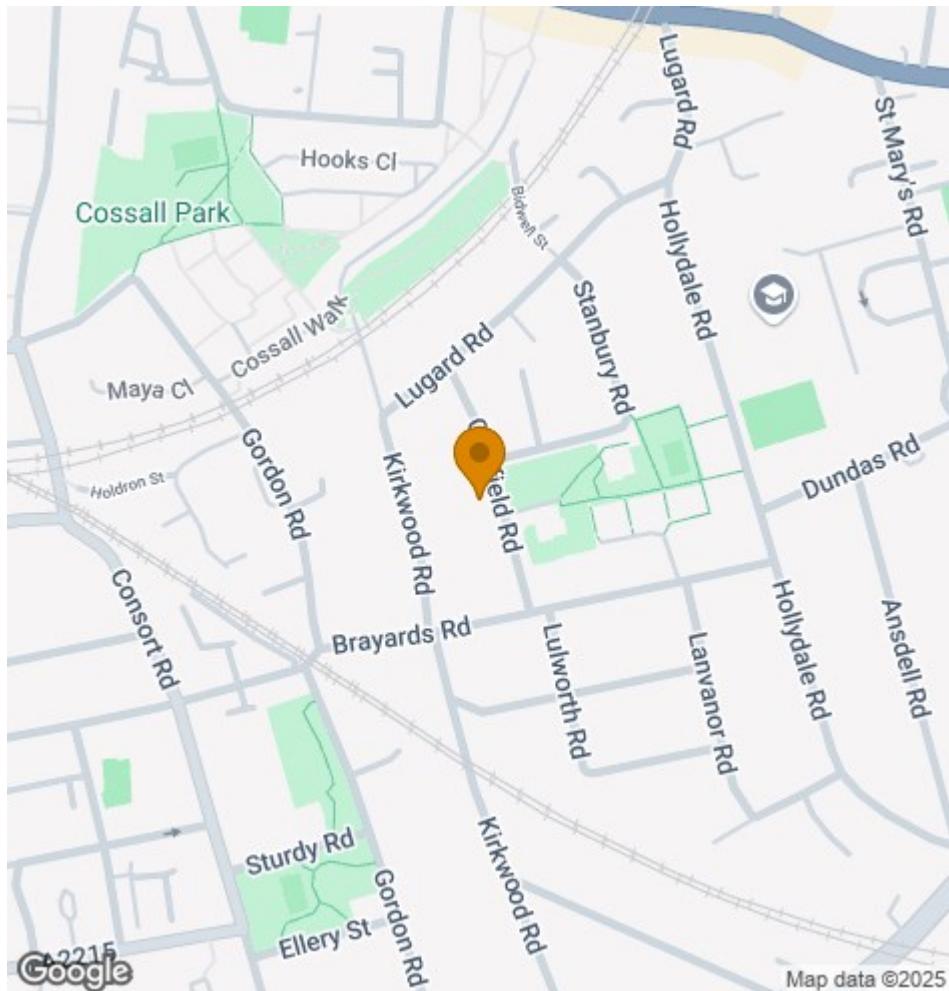
# CAULFIELD ROAD SE15

FREEHOLD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	62	
(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.



**Wooster & Stock**

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