

LINNELL ROAD, CAMBERWELL, SE5
FREEHOLD
£1,200,000

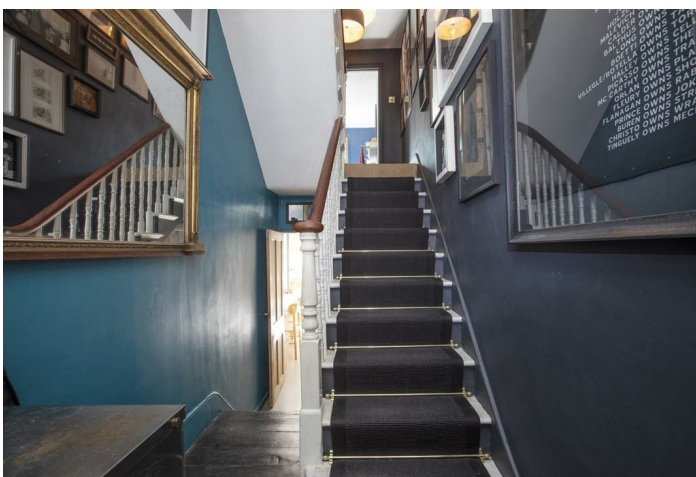
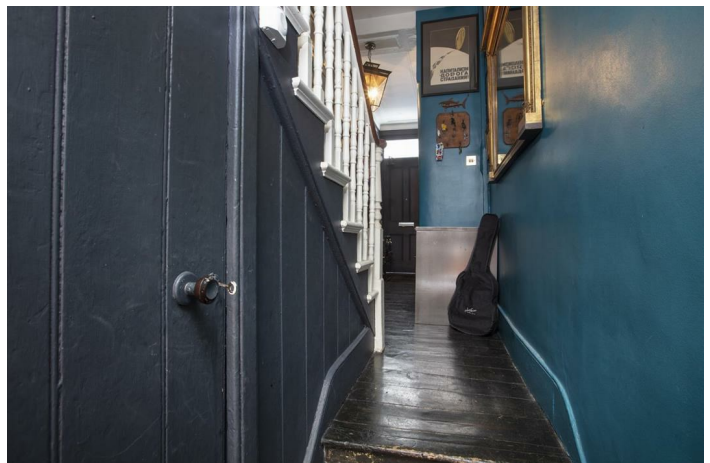


SPEC

Bedrooms : 3
Receptions : 1
Bathrooms : 2

FEATURES

Amazing Full-Width Kitchen/Diner
Wonderful Decor Throughout
Period Features
Storage Cellar
South-Facing Garden
Freehold
Virtual Tour Available



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Beautifully Presented Three Bedroom Period Home With Pretty Garden - CHAIN FREE.

Tasteful decor, original features and a beautiful modern kitchen extension - this fantastic three bedroom period beauty will have you at hello! Spread over three floors, the accommodation extends to a large double reception, full width kitchen/diner extension, three lovely bedrooms, bathroom and shower room. There's a handy storage cellar and a most wonderful, manicured, south-facing rear garden. The location is highly prized being within moments from Bellenden Village, Camberwell and Peckham. Even closer is the very lovely Lucas Gardens. Transport links abound with nearby Denmark Hill Station (a 12 minute walk) and any number of bus routes on nearby Peckham Road. It is also a 25 minute cycle into town.

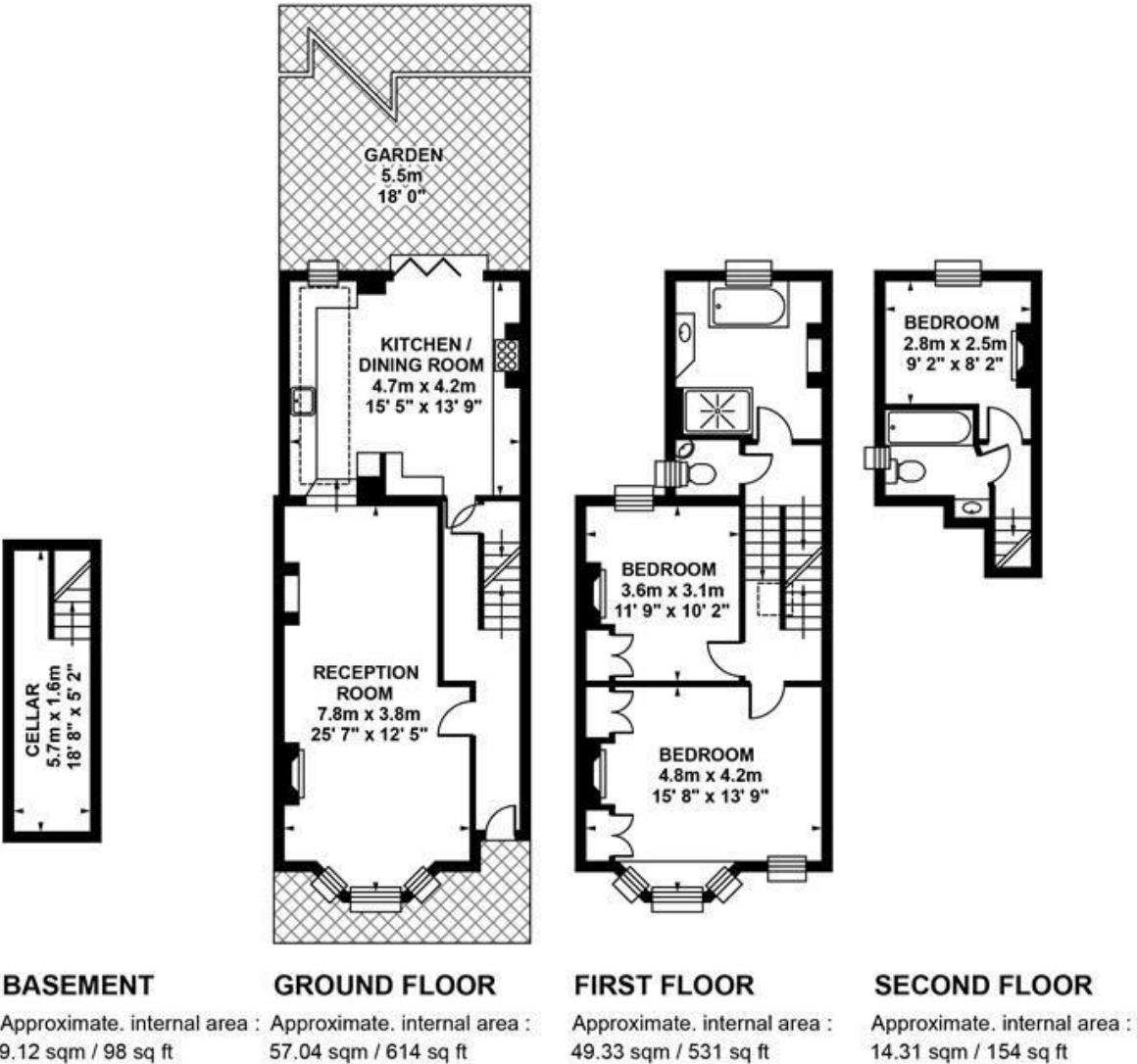
The inner hall enjoys rich dulcet tones, high ceilings and original timber floors. Head left to find the wonderfully proportioned double reception. There's a very handsome fireplace with coal effect gas fire in the front section and original cornicing runs throughout. The rear of the space has fitted shelving and access to your utterly fab kitchen/diner. This room spans the full width of the house and enjoys a run of sloping skylights for maximum daylight soakage. Bi-fold glass pane doors open wide to a patio and garden which is bordered on three sides with a raised planter bed. Back inside you'll find access to the cellar under the stairs in the hall. It stretches all the way up to the front door and will hide any amount of whatnot.

The first return hosts a fab shower room with both walk-in shower and bath. Wooden shutters on the rear-facing window afford you privacy. Next to this is a guest wc with rich terracotta wall tones and more lovely shutters. Upward again you find a nicely proportioned master bedroom taking the front spot. There's another original feature fireplace flanked on either side by fitted storage. Bedroom three, also on this level, boasts more storage, another feature fireplace and a peaceful rear aspect. The second return completes your tour with the third and final bedroom. It sits next door to a neat semi-tiled bathroom. There is yet more storage available in the sizeable loft.

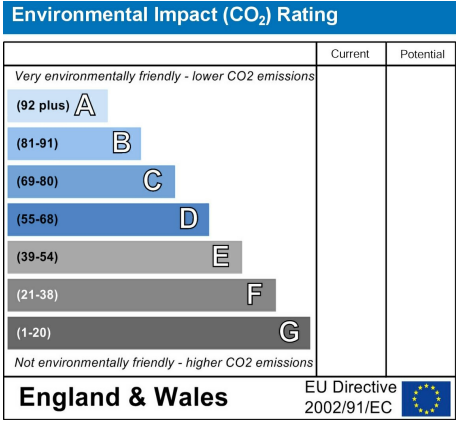
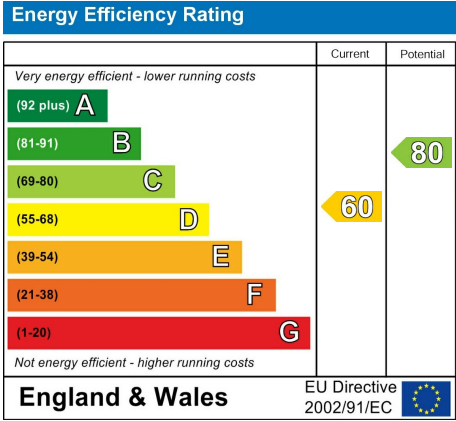
There's a handy local shop within seconds of your front door (great for milk and the like). South London Art Gallery and Camberwell College of Arts are minutes away for a spot of cultural activity. For those with small children, The Villa Nursery and Lyndhurst Grove Primary are very close. Going to work? Reach Peckham Rye or Denmark Hill stations in about 12 minutes for frequent, fast services to central London and beyond. The London Overground further increases your connectivity to the tube network. You can get to Clapham High Street in a mere 5 minutes. Shoreditch and Islington are easy and Canary Wharf (via Canada Water) will take around 15 minutes. Grab one of the many buses running along Peckham Road (moments away); these will take you pretty much anywhere you want to go! Settle the weekly shop at Dog Kennel Hill Sainsbury's, just two minutes in the car. Bountiful Bellenden Road is an easy stroll for yet more social attractions.

Tenure: Freehold

Council Tax Band: E



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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.

