

BENHILL ROAD, CAMBERWELL, SE5
FREEHOLD
£825,000



SPEC

Bedrooms : 2
Receptions : 1
Bathrooms : 1

FEATURES

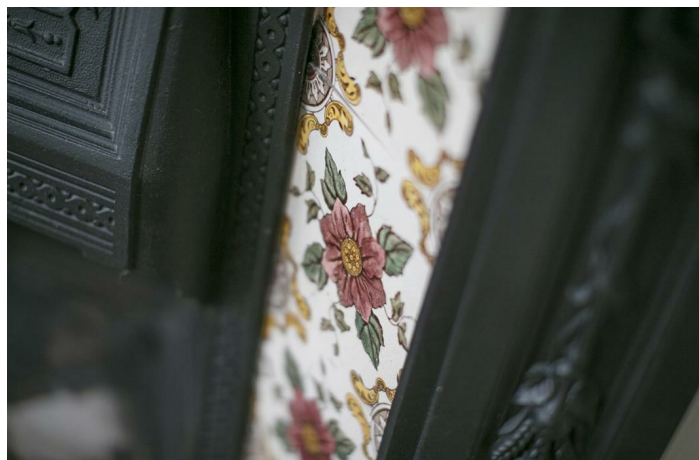
Planning Permission for Rear Kitchen Extension (in progress)
Storage Cellar
Generous Rear Garden
Gorgeous Recrafted Corning
Period Feature Fireplaces
Freehold



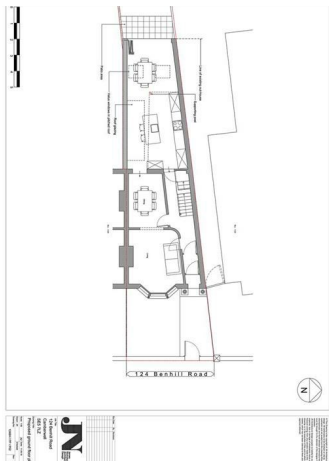
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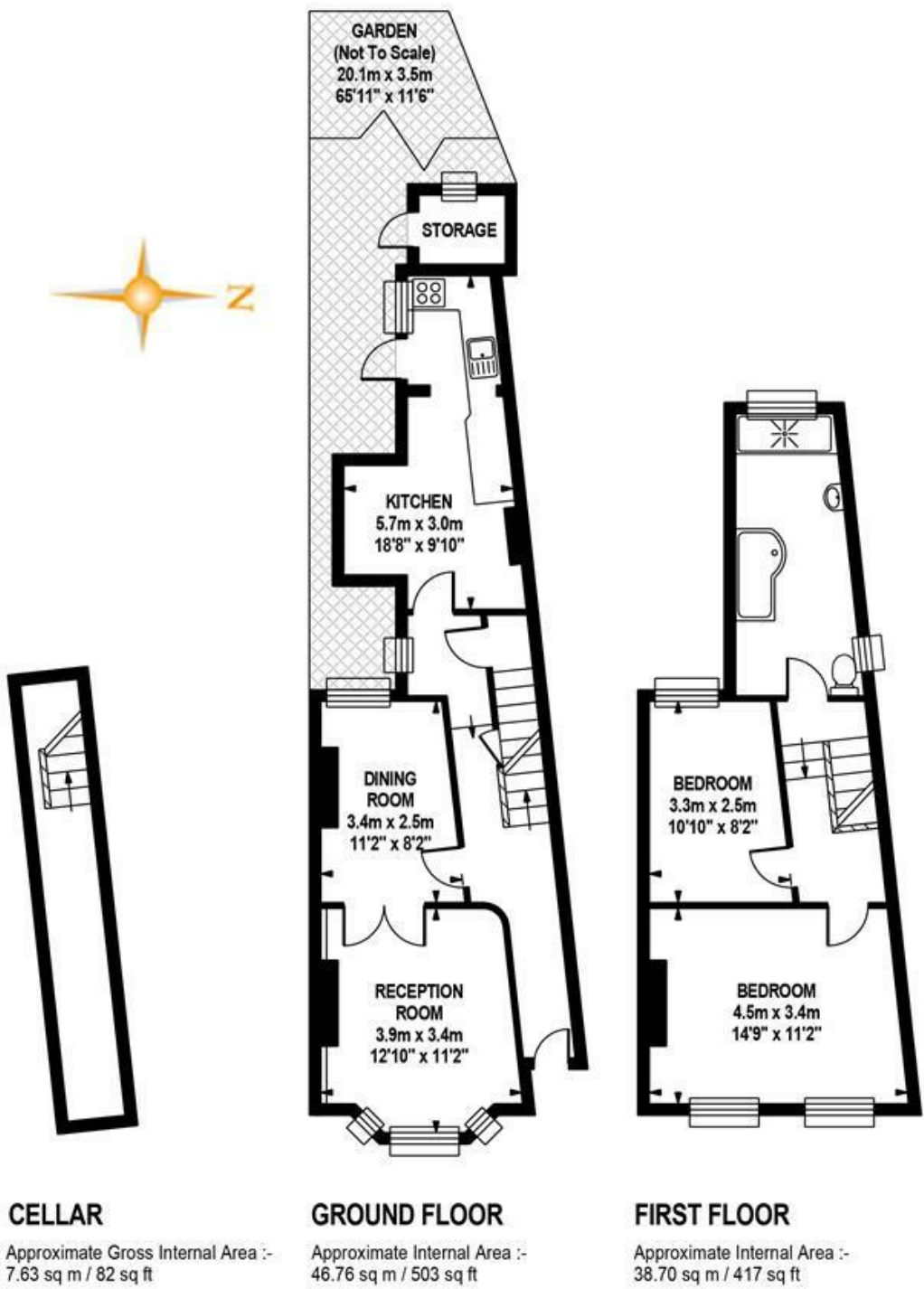
Wonderful Two Bedroom Period Home With Generous Garden.

Enjoying some gorgeous period features, exquisite recrafted cornicing, feature fireplaces and sympathetic decor throughout, this wonderful two bedroom period gem will win you at first glance. The accommodation comprises two lovely bedrooms, a double reception, kitchen/diner and beautifully presented bathroom. There's a handy storage cellar, generous, well presented rear garden and planning permission being renewed, for a most impressive rear kitchen extension. You're just moments from the very lovely Brunswick Park - tennis anyone? Transport is taken care of with Denmark Hill station - an easy 15 minute walk up Camberwell Grove.

The front garden offers plenty of space for bikes and bins. The front door, painted a rich Teal colour, opens to a lovely hallway with cornicing, solid oak flooring and school house radiators. A gently curving wall leads you to the double reception which has two stunning period style feature fireplaces, each with decorative hoods, mantels and tiling. A wide front bay window supplies a pleasant streetscape and there's more wonderfully ornate cornicing and ceiling roses. Further along the hall you meet access to the storage cellar. The kitchen enjoys a square side bay window, ceramic butler sink, four ring gas hob, oven and garden access. The planning permission affords you the chance to extend and augment the space. Outside there's a patio area and a generous healthy lawn.

Back inside, heading upward you'll notice a handsome runner on the original staircase. The bathroom is a real treat with fancy roll top bath, period loo with antique cistern, wash hand basin and double walk-in shower. The master bedroom fronts the street into the full width of the building. There's another feature fireplace and more wooden flooring. The second bedroom completes the tour with a peaceful rear aspect.

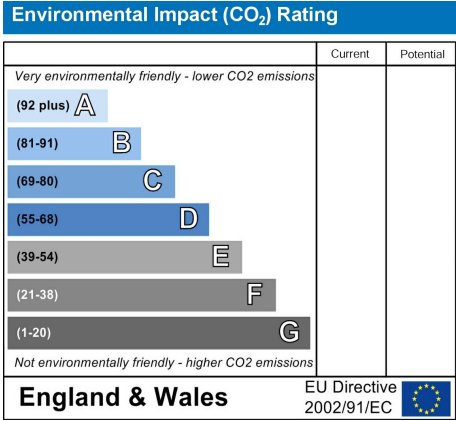
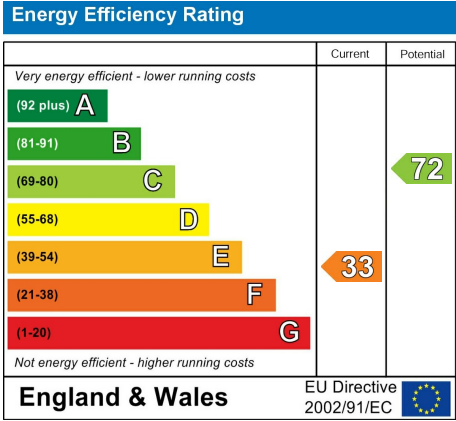
Here you have easy access to the City and West End from a multitude of buses travelling along Peckham Road. Oval tube (Northern Line zone 2) is a 20 minute walk or 6 minutes on one of the many buses that travel down the Camberwell New Road. Alternatively take a 15 minute stroll up to Denmark Hill station where you can pick up fast, direct and frequent services to Victoria, London Bridge and Blackfriars. The London Overground whizzes you to Clapham Junction, Clapham High Street, Shoreditch and beyond. The local area is a hub of activity with some excellent specialist shops, Camberwell Baths, St Giles Church and many great restaurants and bars within easy walking distance. We love the Camberwell Arms for a cracking roast; The Crooked Well for some posh vino and The Hermit's Cave for a pint of the black stuff. Theo's pizza is wildly popular as is the very yummy FM Mangal - watch those waistbands! Brunswick Park is a minute away for a relaxing Sunday stroll on your way to get breakfast.



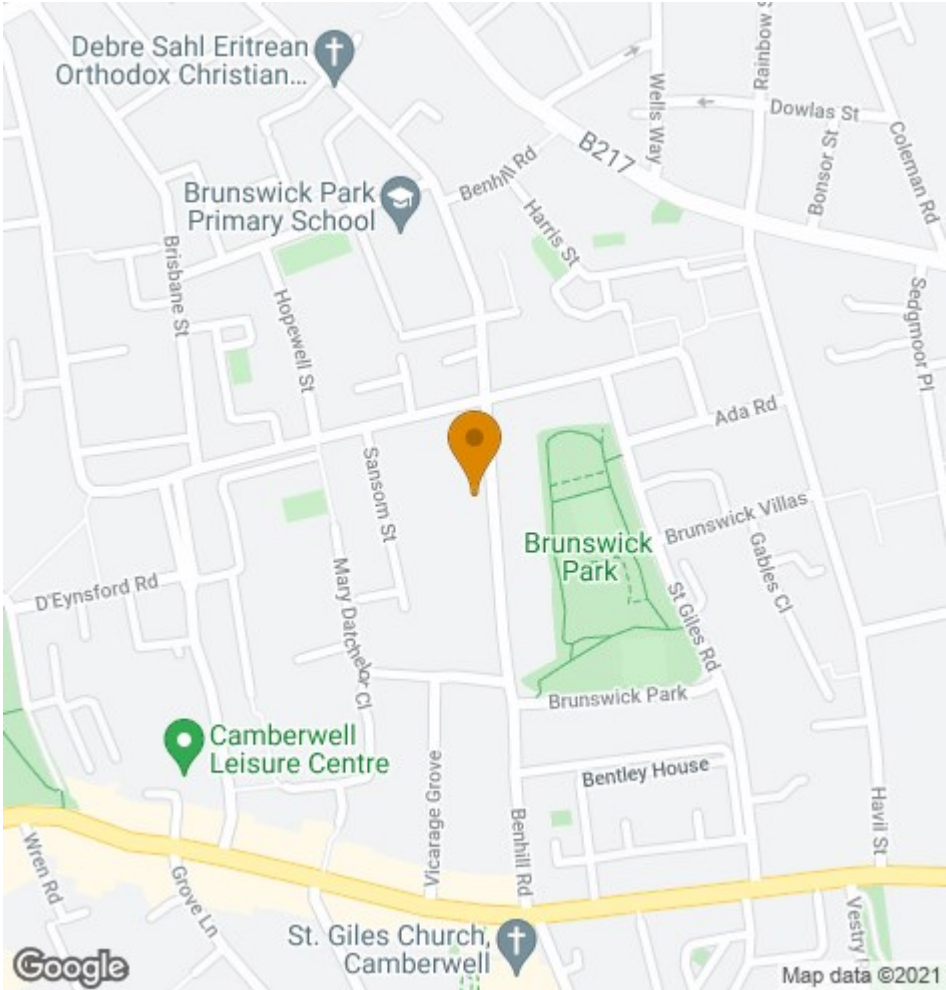
TOTAL APPROX.FLOOR AREA

Approximate Internal Area :- 93.09 sq m / 1002 sq ft
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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