



Benhill Road, Camberwell **SE5**





Description

Steps lead up to the welcoming entrance hall of this well balanced stylish family home. Spread across the lower ground floor is an open plan kitchen entertaining area opening seamlessly on to the secluded rear garden backing on to Brunswick Park. A patio space provides plenty of room for outdoor entertaining and mature tree's and shrubs make the garden feel very private. The lower ground floor also boasts a utility space with a W/C for convenience.

The first floor comprises of a spacious double length family reception room with typical features of a property built in this era, high ceilings, a feature fireplace and a beautiful bay window. There is also a third bedroom overlooking the garden.

Upstairs are two further well proportioned, bright and airy bedrooms as well as a traditional family bathroom with a separate shower and free standing bath. There is also a spacious loft with plenty of storage capacity.

Location

A wealth of restaurants, bars, cafes, boutiques and green spaces are nearby in Camberwell, Bellenden Road, Peckham Rye, East Dulwich and Dulwich Village. The property is incredibly well connected by local transport links and is only 0.8 miles to Denmark Hill Station as well as 1.2 miles to Peckham Rye Station offering overground services to London Victoria and London Bridge and Thameslink services to London St. Pancras International and London Blackfriars. Denmark Hill and Peckham Rye stations also offers Overground services to Canada Water, Shoreditch High Street, Highbury & Islington and Clapham Junction. The nearest tube station is oval approximately 1.3 miles away and local bus routes are excellent. A wealth of excellent state and private primary and secondary schools are also close by including Arco Academy, Brunswick Park Primary School, The Villa School, Lyndhurst Primary School and Sacred heart Catholic School. All distances are approximate.

Tenure: Freehold

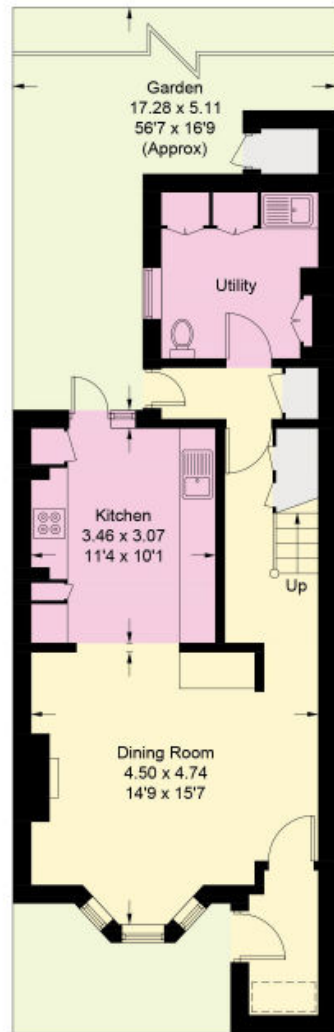
EPC: Council Tax Band: E

Local Authority: Southwark Council

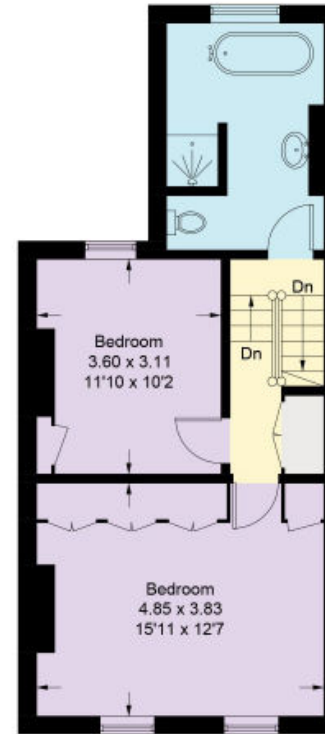
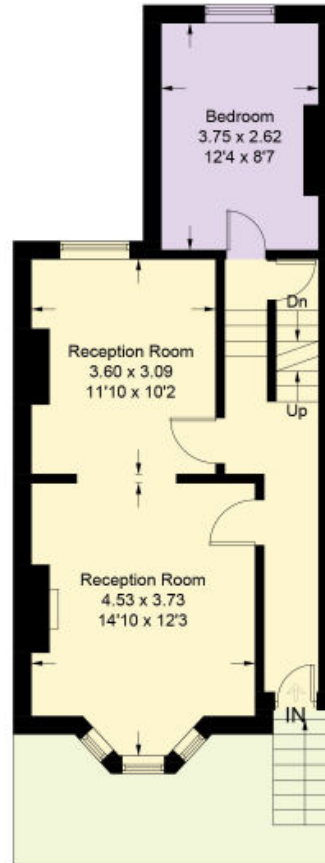








= Reduced headroom below 1.5m / 5'0"



Approximate Gross Internal Area = 143.4 sq m / 1542 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Guide Price £1,200,000

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2024. Photographs and videos dated May 2024.

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