



Limesford Road, Nunhead **SE15**

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## Description

A Victorian tiled path leads to the attractive entrance hall of this wonderful five-bedroom family home. To the front of the property is a naturally lit, dual aspect double reception room with features typical within a property of this era, including two beautiful feature fireplaces, high ceilings and a large bay window.

To the rear is an open plan kitchen entertaining space with a shaker style kitchen, plenty of storage and a sociable breakfast bar. A door provides access on to the private rear garden with a pretty patio area, perfect for outdoor entertaining as well as a useful shed for storage. Whilst the ground floor retains the original shape of the home, there is scope to extend into the side return subject to planning and usual consents.

Spread across the first and second floor are five well proportioned, bright, and airy bedrooms including a spacious principal bedroom with built in storage. All bedrooms benefit from a contemporary family bathroom on the first floor as well as a lovely shower room on the second floor.

## Location

Located on the borders of Nunhead, Peckham Rye and Honor Oak this home is close to an extensive array of amenities including independent boutiques, the Horniman Museum, lively bars, charming cafes, and exquisite restaurants.

This prime location is excellently connected by various transport links with Nunhead Station (0.5 miles), Crofton Park Thameslink station (0.8 miles), Brockley Station (1.0 miles) and Peckham Rye Station (1.3 miles).

There is an array of respected schools nearby including Harris Academy East Dulwich boys and girls, Ivydale Primary school and John Stainer Community Primary School. Local independent schools such as JAGS, Alleyns and Dulwich College are also nearby. All distances are approximate.







Tenure: Freehold  
 EPC: D  
 Council Tax Band: E  
 Local Authority: Southwark Council  
 Guide Price £1,175,000

Approximate Gross Internal Area = 170.3 sq m / 1832sq ft  
 (Excluding Eaves / Reduced Headroom)  
 Cellar = 3.5 sq m / 38 sq ft  
 Eaves / Reduced Headroom = 8.3 sq m / 89 sq ft  
 Total = 182.1 sq m / 1959 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.



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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 March 2024. Photographs and videos dated March 2024.

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