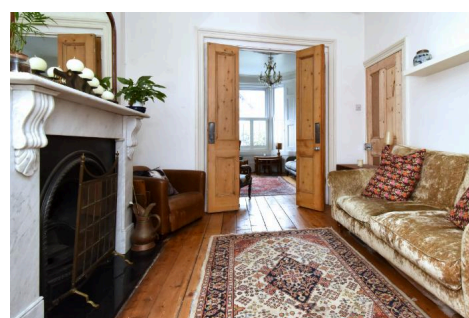
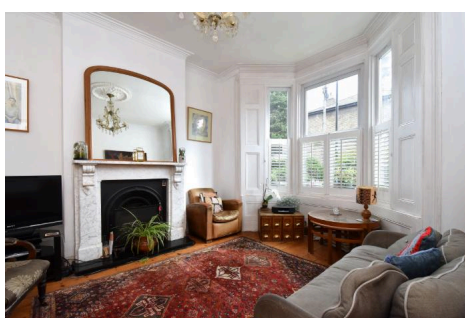


35 , Arbutnot Road , SE14 5LS · 3 bedroom House

£1,100,000



ALPS Estates Ltd trading as Pickwick Estates

47 Honor Oak Park, Honor Oak, London SE23 1EA · 020 3397 1166

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35 , Arbuthnot Road , SE14 5LS · 3 bedroom House

£1,100,000



Property description

Offered to the market CHAIN FREE is the handsome 3 double bedroom Victorian family home benefitting from a well-appointed side return kitchen extension leading to a 65ft mature private rear garden.

Located on a quiet residential street in the popular residential community of the Telegraph Hill Conservation area, surrounded by green open spaces and a great selection of highly rated schools. There are also plenty of amenities nearby from Evelina Road and Nunhead Lane with both Nunhead and Queen's Road stations also easily accessible.

Upon approach, the house has great kerb appeal with its traditional Victorian exposed brickwork, bay window and detailed masonry. It's set back from the street by a paved front garden protected by a hedge with a pathway leading to an ornate porch and front door.

A grand entrance hall awaits with plenty of period features such as high ceilings, cornicing and original exposed floorboards that spread seamlessly through most of the house. Under the stairs there a handy guest w.c. and access to the coal cellar which is great for additional storage.

The double reception room also shares charming period features, more high ceilings with detailed cornicing and original fireplaces with beautiful marble surrounds. The rooms can be separated by interconnecting double bi-fold doors.



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The front lounge is dominated by the large bay sash window that is furnished with plantation shutters and fills the room with natural light. The rear reception room is also accessible from the hallway but also offers direct access to the extended kitchen dining room to the rear.

The kitchen dining room is a great family entertaining space offering dimensions over 20ft by 15ft and plenty of natural light from the Velux windows above the side return extension and the timber-framed bi-fold rear doors that frame the garden beautifully.

There is an abundance of storage cupboards along one side of the room, a large kitchen island in the centre and plenty of room for a dining table and chairs.

The bi-fold doors open to the 67ft private rear garden where there is a patio closest to the house followed by a lawn area, bordered by mature plants, shrubs and trees.

Upstairs on the half landing is a delightful family bathroom which has traditional sanitary ware, including a charming roll top bath and lovely ceramic wall tiles. A frosted window to the side offers natural light and ventilation.

Adjacent to this, at the back of the house, is a good size double bedroom with exposed wood flooring and a pleasing aspect from the window overlooking the garden.

From the main landing is another double bedroom in the middle of the house which has high ceilings, exposed original floorboards and another window to the rear.

The main bedroom occupies the whole width of the front of the house, it also has more exposed flooring and benefits from two large windows that offer lovely views right up the street opposite.

Only a short stroll away is Nunhead's popular independent high street on Evelina Road which is bustling with plenty of amenities. Nunhead Station is also very close by (0.23 miles) offering regular trains into London Victoria. Queens Road Peckham Station is within 0.42 miles - with Overground services and a bit further away is New Cross Gate (0.56miles). Day and night bus routes are also available nearby from Queens Road and Nunhead Lane.

Nunhead Lane has plenty to offer with a butcher, fishmonger, bakery as well as a pubs, cafes, restaurants and a Co-Op. The centres of Peckham, New Cross, Brockley and East Dulwich are also very close for more options. Telegraph Hill has a lovely community with its own cafe/community hub by the parks and Telegraph Hill's Victorian Parks are great for young families. There's a weekly Saturday market held in the Lower Park, as well as the option of Brockley Market (held on Saturdays in the Lewisham College Car Park). Other local green spots include Peckham Rye Park and Common, and Nunhead Cemetery. Local nurseries and schools include Haberdashers' covering primary through to secondary and Edmund Waller Primary. Both are a



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short walk away.

Property features

- Handsome 3 double bedroom Victorian family home
- Well-appointed side return kitchen extension
- 65ft mature private rear garden
- Located on a residential street in the popular community of the Telegraph Hill Conservation area
- Double reception room with bi-fold doors separating and plenty of period features
- Downstairs guest cloakroom
- Double glazing throughout
- Charming family bathroom with traditional sanitaryware
- Close to Nunhead Station 0.23 miles, (Victoria) Queens Road Peckham Station 0.42 miles (Overground)
- Close to green open spaces and a good selection of highly rated schools.



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Arbuthnot Road

Approximate Gross Internal Area
(Excluding Basement)
123.5 sq m / 1329 sq ft

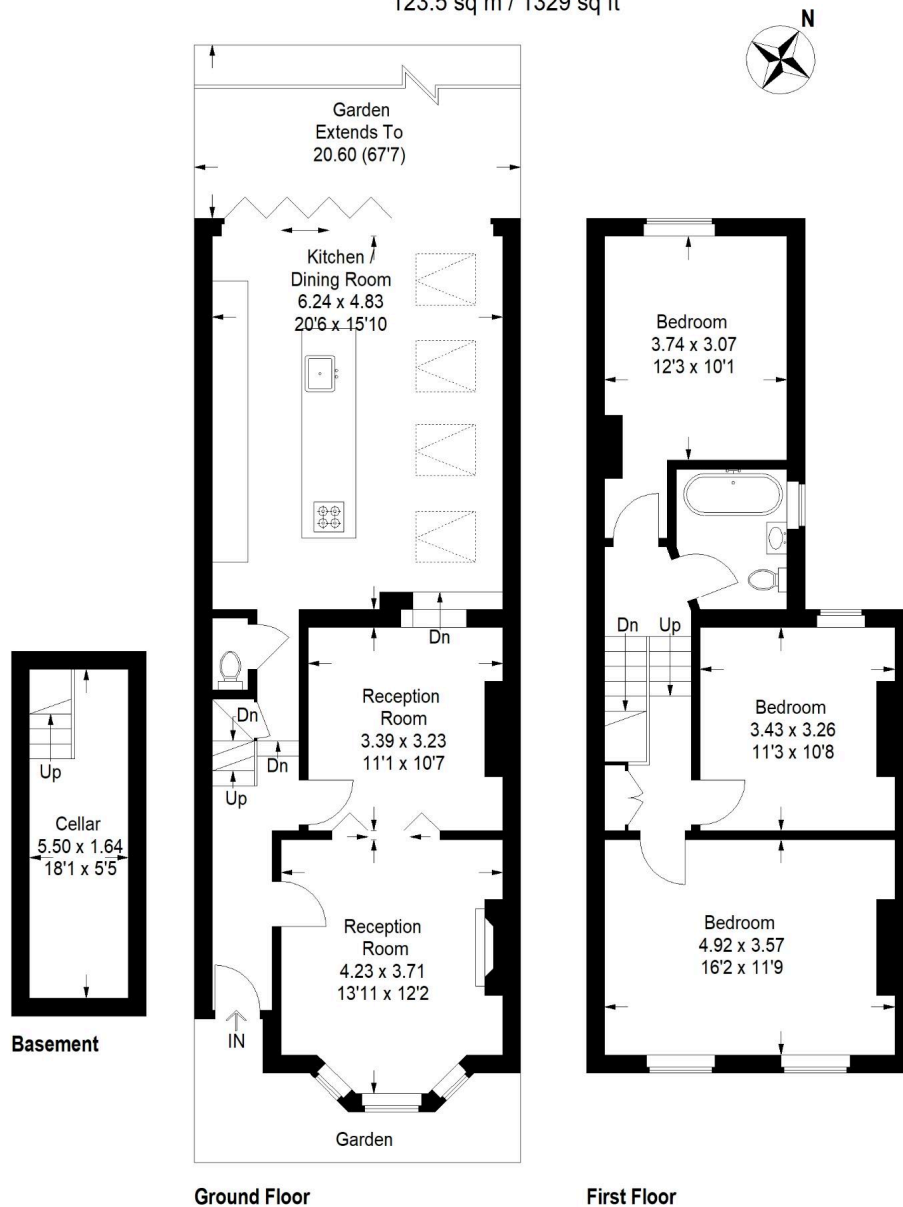


Illustration for identification purposes only,
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