



IVYDALE ROAD, NUNHEAD, LONDON, SE15
OIEO £850,000 FREEHOLD

THIS CHARMING AND MUCH-LOVED FAMILY HOME IS SITUATED IN A PRIME LOCATION IN NUNHEAD.

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Tenure Freehold | Council Tax Band D – London Borough of Southwark |

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DESCRIPTION:

This wonderful property comprises on the ground floor, two reception rooms, a spacious dining room, kitchen, utility and large East facing garden to rear that backs on to Haberdasher Askes Sports field. There is further potential to extend into the side return STPP.

The first floor comprises three double bedrooms, a bathroom and also further potential to extend into the loft - subject to planning permission, to create a further two bedrooms and ensuite bathroom. Property has double glazed windows, central heating & boiler is still currently under warranty.

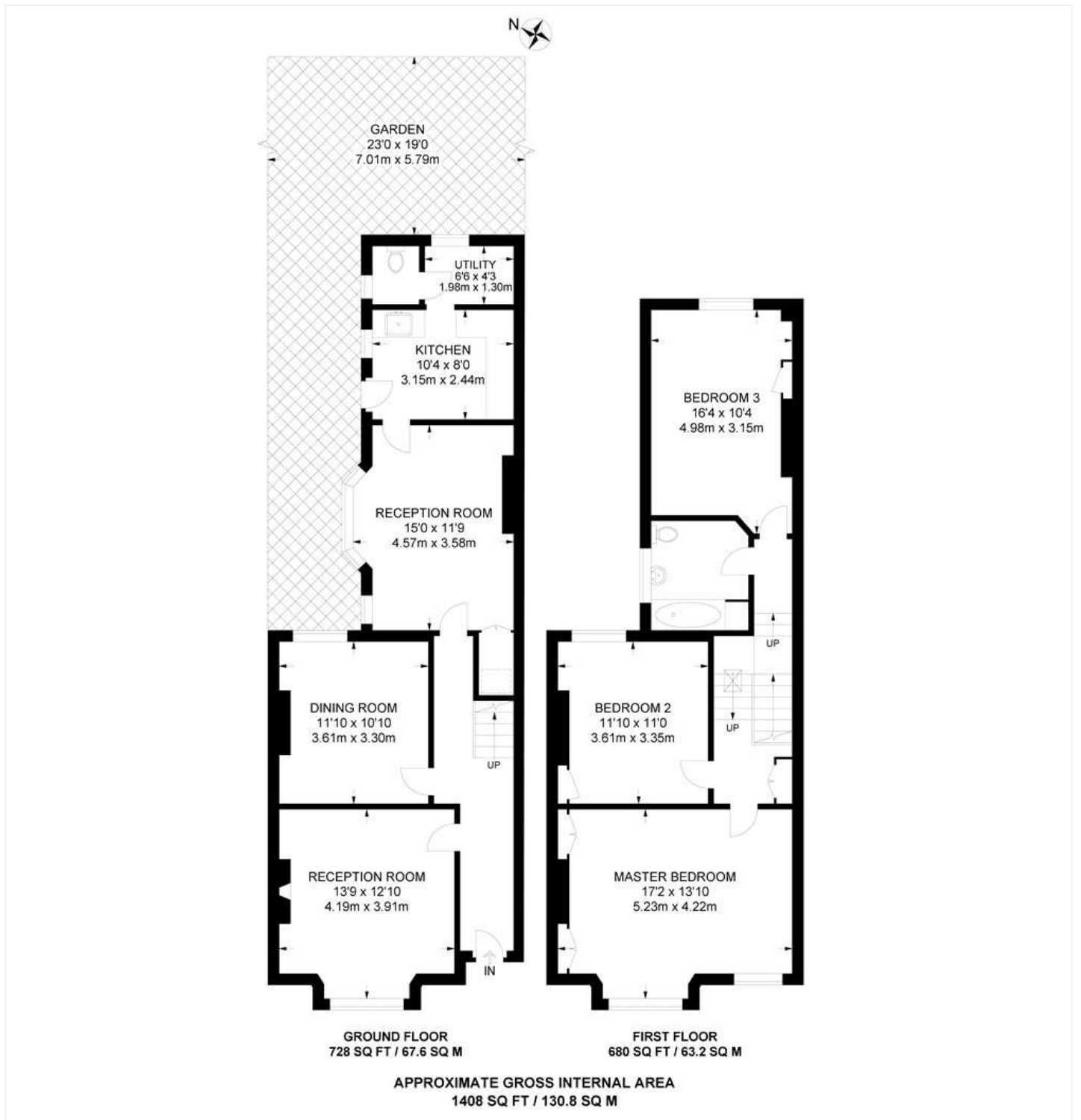
The property is wonderfully located moments away from Peckham Rye Park. Boasts excellent transport links via Nunhead (Thameslink) and Brockley (Overground). Shops, bars and amenities are situated on Evelina Road which is a short walk or Bellenden Road for some fantastic further selections. School catchments are in abundance, with popular Ivydale primary just moments away.

AT A GLANCE

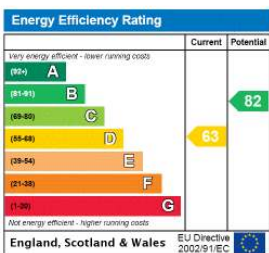
- Three Double Bedrooms
- Three Reception rooms
- Bathroom and Downstairs WC
- Spacious Kitchen with Utility Room
- Large East Facing Garden
- Potential to Extend (STPP)
- School Catchment Area
- Fantastic Location







This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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