



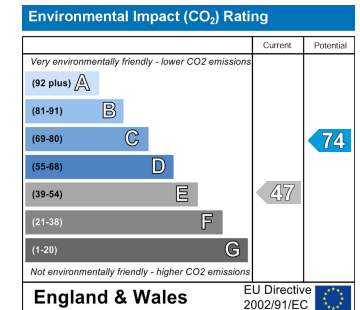
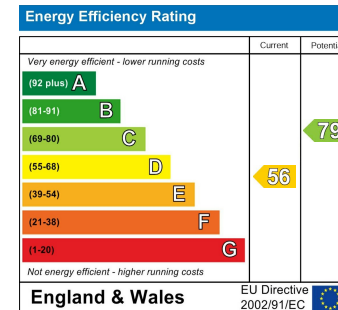
**HUNTERS®**  
HERE TO GET *you* THERE

**Cambria Road, London, SE5 9AE | Asking Price £900,000**  
**Call us today on 020 7708 2002**





- Victorian Semi Detached House
  - Three Bedrooms
  - Double Reception Room
  - Garden
- Modern Kitchen and Bathroom
- Original Period Features



A well-presented Victorian three-bedroom semi-detached house, with some original features, in a sought-after road!

Internally you are presented with a generous sized double reception room, with a large bay window allowing for plenty of natural light. There are two original fireplaces, wooden flooring, neutral décor, and built in storage and display cupboards into the alcoves. The garden can be accessed through the reception room, kitchen and also has access via a side return. To the rear of the property is a spacious kitchen with space for a small dining table. There are a good range of white gloss wall and base units, light teal worktops, a glass metro tiled splashback and an integrated oven and hob. The sliding doors lead to the low maintenance garden, which partially paved and has some raised beds around the boarder with a few mature trees. The garden is the perfect space for al fresco dining or entertaining guests over a BBQ in the summer. There is also a guest WC located on the ground floor for added convenience.

Upstairs you will find three bedrooms with neutral decor. The two larger bedrooms both have original feature fireplaces and wooden flooring. You'll also find the family bathroom, with a three-piece suite complete with a shower over the bath, a sink and a WC. The room has been finished with large wall tiling and complementary floor tiling.

Cambria Road is in a sought after area with a great sense of community and is very popular with families, with a local pub ,The Cambria, and the nearby Carnegie Library (0.4 miles). Ruskin Park is just down the road (0.2 miles) with its state of the art play areas, paddling pool, café, tennis courts, community gardens, lake and wild nature planting. It's a pleasant, 0.5 mile stroll through the park to Denmark Hill train station for trains to Victoria, London Bridge and Kings Cross. Or hop onto the East London Overground line to Shoreditch, Clapham (for trains to Gatwick), Canada Water (for Canary Wharf) and Highbury & Islington. At 0.2 mile away, Loughborough Junction station is even closer for Thameslink services. You are spoiled for choice when it comes to eating out. New café bars and restaurants are popping up all the time in arty Camberwell. A few bus stops away is Brixton Village with its plethora of international eateries. Camberwell is also home to a leisure centre with pool, brand new library and Saturday farmers' market on the soon to be revamped Camberwell Green.

Tenure: Freehold

Council Tax band: E

Authority: London Borough of Lambeth

Construction: Standard construction

Property type: End-terrace, House

Parking: None

Controlled parking zone: Yes

Electricity: Mains electricity. Mains electricity supply is connected.

Solar panels: No

Water and drainage: Connected to mains water supply

Mains surface water drainage: Yes

Sewerage: Connected to mains sewerage

Heating: Mains gas-powered central heating is installed. Open fire is installed.

Building safety issues: No

Restrictions:

The property cannot be sold or transferred unless a conveyancer certifies that the person signing the transfer is the same as the registered owner.

Public right of way through and/or across your house, buildings or land: No

Flood risk: No flood risk has been identified.

History of flooding No history of flooding has been reported.

Planning and development: No

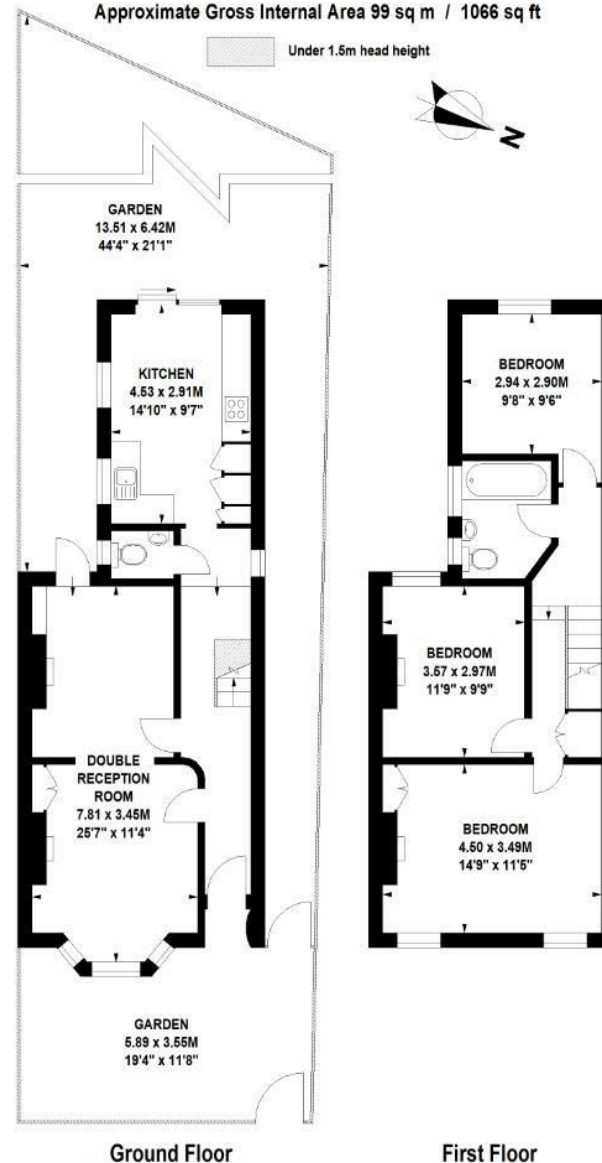
Listing and conservation: No

Accessibility: None

Mining: No coal mining risk identified

## Cambria Road, SE5

Approximate Gross Internal Area 99 sq m / 1066 sq ft



Floor Plan produced for Hunters by Mays Floorplans © . Tel 020 3397 4594

Illustration for identification purposes only, not to scale

All measurements are maximum, and include wardrobes and window bays where applicable

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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