

# HUNTERS®

HERE TO GET *you* THERE



## Coleman Road

Camberwell, SE5 7TF

£800,000



Delightful three-bedroom Victorian terraced house, on a quiet residential road with a lovely garden. CHAIN FREE!

Enter via a walled front garden with ample space for bike storage. Once inside, you are presented with a wide hallway with original cornicing and corbels, stripped wood flooring runs through from the hallway and into two reception rooms to the right. Both have lovely high ceilings, cornicing and picture rails. The front reception room has a bay window, a feature fireplace with handy shelving in the alcoves and neutral décor. Next along the hallway you have the kitchen/diner, dual aspect windows keep this space bright and side return extension would be a nice future addition. Stainless steel work tops are great for food prep and an island creates a social space. There is a butler sink for some rustic charm, space and plumbing for white goods and ample space for a table and chairs overlooking the garden. The garden is accessed via French doors, there is a patio at one end and decking at the other for morning and afternoon sun. There is also a lawned area with borders and some established planting. Back in the hallway and up a flight of stairs leads to three bedrooms and a modern family bathroom. The master bedroom has an attractive bay window, oodles of storage and is finished in neutral colours. The second and third bedrooms are both good sized doubles - with built in storage and views over the pretty garden. A Family bathroom sits between with a three-piece bathroom suite and shower bath, partially tiled with a window to the side.

Southampton Way is at the end of the street for frequent buses that whisk you to Elephant & Castle in ten minutes. From here you can hop onto the Northern line, Bakerloo line, overland rail services and a myriad bus routes that connect you to the whole of the city. Nestled between Camberwell and Peckham you are spoilt for choice when it comes to entertainment. Camberwell has long been known for its artistic connections and every

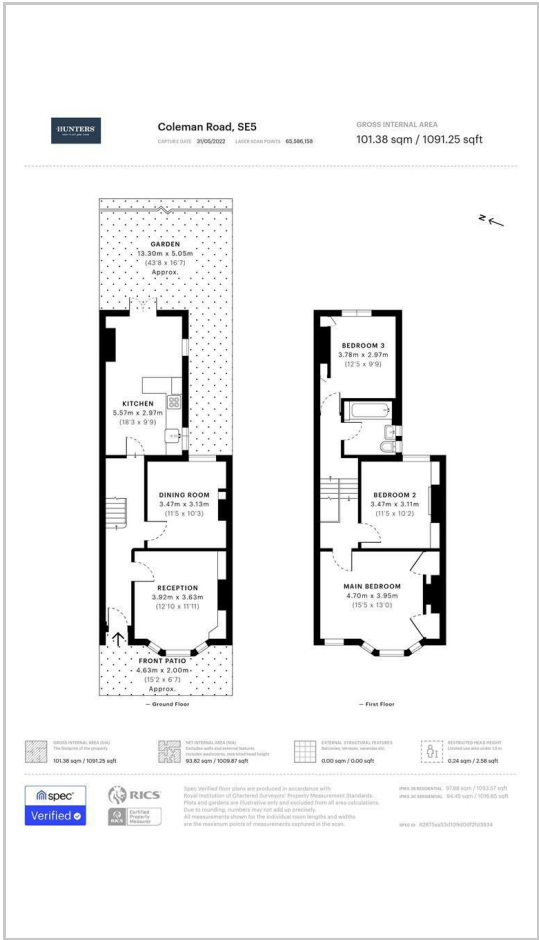




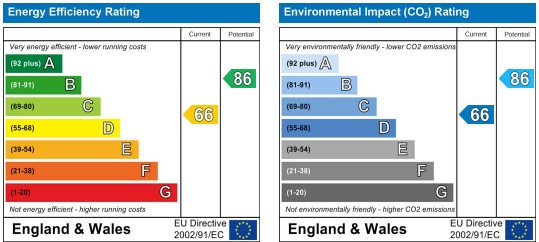
Area Map



Floor Plans



Energy Efficiency Graph



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. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.