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Bushey Hill Road, London, SE5 | Offers In Excess Of £1,150,000  
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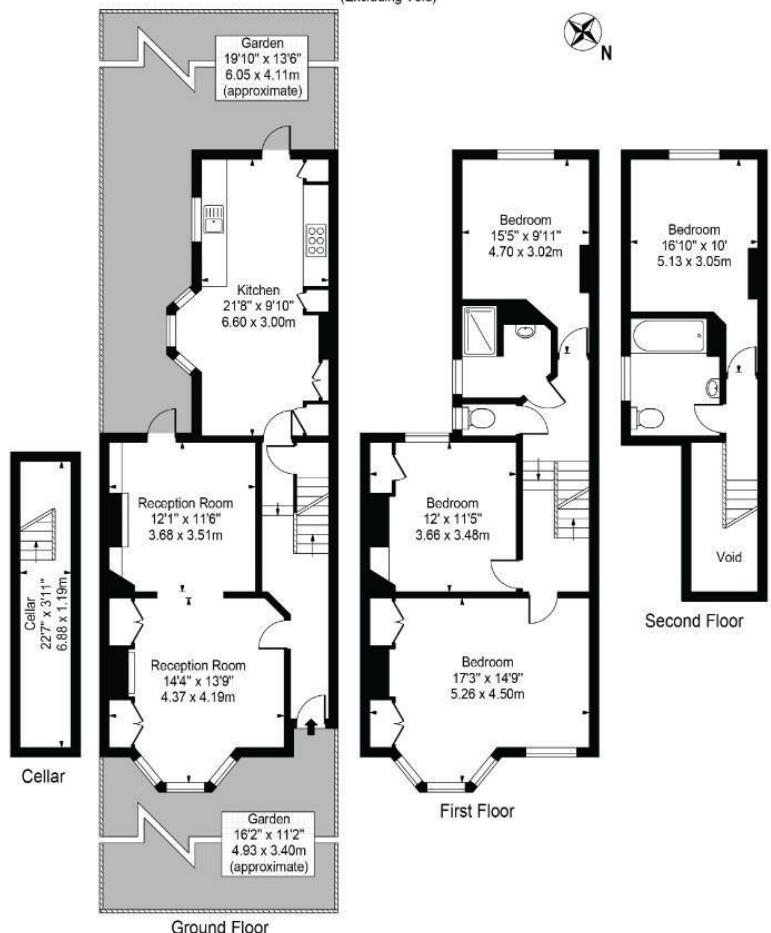


- Four Double Bedrooms
- Two Bathrooms
  - Victorian
  - Garden
- Chain Free
- Resident Permit Parking
- Council Tax Band E
- EPC Rating D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		85
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

Bushey Hill Road, SE5 8QJ  
 Approx. Gross Internal Area 1659 Sq Ft - 154.13 Sq M  
 (Excluding Void)



For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
[www.interdesignphotography.com](http://www.interdesignphotography.com)

This floor plan should be used as general outline for guidance only.  
 All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

An impressive, bright and spacious four-bedroom Victorian family home with courtyard garden, on one of the most popular and attractive roads in Camberwell – measuring over 154m<sup>2</sup> and with room to extend further. Interiors including kitchen remodelled by local high-end designer in 2014, that remains sympathetic to its heritage.

Once past the smart front garden (tiled path and wrought iron railings), you enter the property, where you will find the double reception to your left which offers space for a cosy living room and a dining room for family dinners or entertaining. There are two majestic period fireplaces which draw the eye, stripped wood flooring, shelving in the alcoves and crisp white walls. A bay window at the front and a door into the garden at the rear offer good light and pleasant views. Heading through the property you will find the spacious and vibrant kitchen with contrasting bespoke units and floor tiles. Fitted with a good range of contemporary wall and base units, integrated appliances keep this space sleek and the range cooker will be a welcome addition for those that like cooking and baking. A bay window creates a natural space for a table and chairs and helps keep this space bright. The sheltered garden has a patio area, with built in planters and seating perfect for entertaining - just add pizza oven or BBQ and your favourite plants and herbs.

The first floor of the property has three double bedrooms which includes the master bedroom to the front, which spans the width of the property and has a bay window. They are all fitted with grey carpet and two have built in storage. There is also access to a W.C and shower room on this floor. The fourth and final double bedroom can be found on the second floor and the family bathroom. Smartly presented with a three-piece bathroom suite and a heated towel rail. There is also the option to extend into the side return and the attic - subject to planning.

Owners comments: Interior designer Jason Maclean <https://www.studiomaclean.com/> remodelled the house in late 2014, with bespoke kitchen, shower room, wallpapers and floorings. The house was also fully rewired, replastered and repainted at that time.

Head to Bellenden Road for the superb Village Store where you can buy great quality groceries. The amazing Flock and Herd is your local butcher and the General Store sells a variety of speciality cheeses and organic wines. You are rather spoilt for green spaces; just down the hill is the beautiful Lucas Gardens, a wonderful example of an urban Victorian park.

Peckham Rye station is a 0.5 mile walk through Warwick Gardens for fast trains to Victoria and London bridge and the Thameslink line, as well as Overground services between Clapham Junction and Highbury and Islington (via Shoreditch). Denmark Hill station is 0.5 miles away in the opposite direction, providing a faster service to Victoria. Both Elephant and Castle (Northern, Bakerloo) and Oval (Northern line) tube stations are a short bus ride away.

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.

29 Denmark Hill, Camberwell, SE5 8RS | 020 7708 2002  
 | [Camberwell.Sales@hunters.com](mailto:Camberwell.Sales@hunters.com)

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