



Daniels Road, SE15  
Guide £800,000 - £825,000

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# In general

- Semi Detached House on Desirable Road
- 3 Large Double Bedrooms
- Spacious Living Room
- Utility Room
- Off Street Parking and Garage
- 65 ft wide South West Facing Garden
- Kitchen Diner
- Close to Nunhead Train Station
- Potential to Extend (STPP)

# In detail

\*\* Guide £800,000 - £825,000 \*\* A large and spacious three bedroom end of terrace family home with large south facing garden and off Street parking close to Nunhead Village.

Originally built in the 1950's, this family home situated on a quiet residential street just moments from Nunhead Village has been in the same family since it was first built.

Measuring over 1234sq ft. of living space and comprising; a large kitchen diner at the front of the property with a cosy family living room at the rear leading out to the garden. There is also an abundance of storage room and utility room.

Upstairs there are three double bedrooms and a large family bath room are found on the first floor, with the larger two bedrooms boasting built in storage and loft storage accessible from the landing.

The property boasts over 65ft of south-westerly facing rear garden as well as benefitting from side access for bike storage and rear gate access directly to Linden Grove.

Daniels Road is surrounded by green space such as Nunhead Cemetery & Peckham Rye Common. Close by Nunhead high street provides amenities such as local independent shops, bars and restaurants.

Located within a stones throw to Nunhead station with provides regular connections to Blackfriars, City Thameslink, Farringdon, St. Pancras, Victoria. Peckham Rye with connections to London Bridge and Overground Services to East London.

Call the Peckham Sales Team to Arrange a viewing today.

EPC: D | Council Tax Band: D



# Floorplan

## Daniels Road, SE15

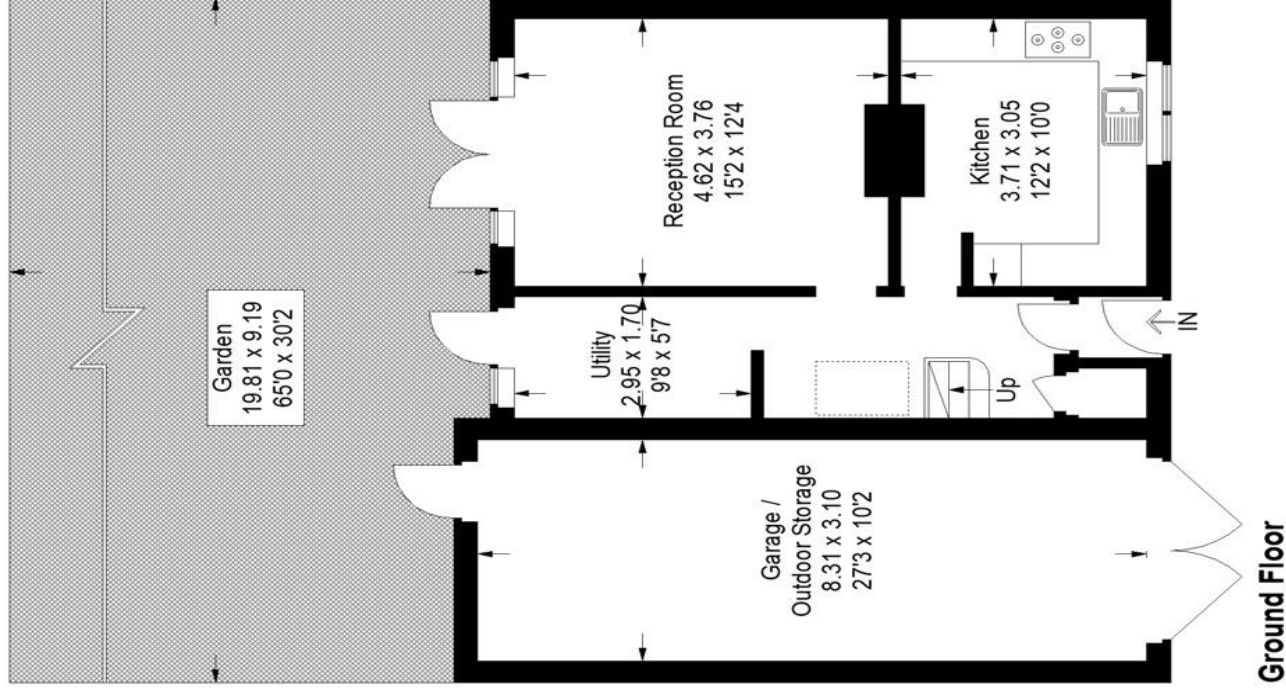
Approximate Gross Internal Area

Ground Floor = 44.6 sq m / 480 sq ft

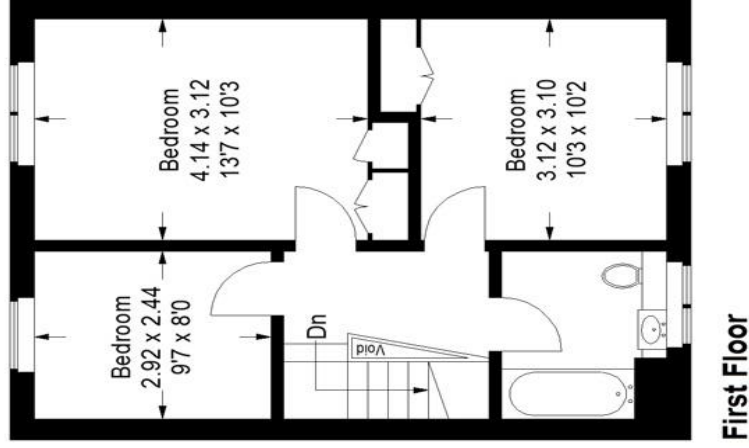
First Floor = 43.7 sq m / 470 sq ft

Garage / Outdoor Storage = 26.4 sq m / 284 sq ft

Total = 114.6 sq m / 1234 sq ft



= Reduced headroom  
below 1.5 m / 5'0"



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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66   D	78   C
39-54	E		
21-38	F		
1-20	G		

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