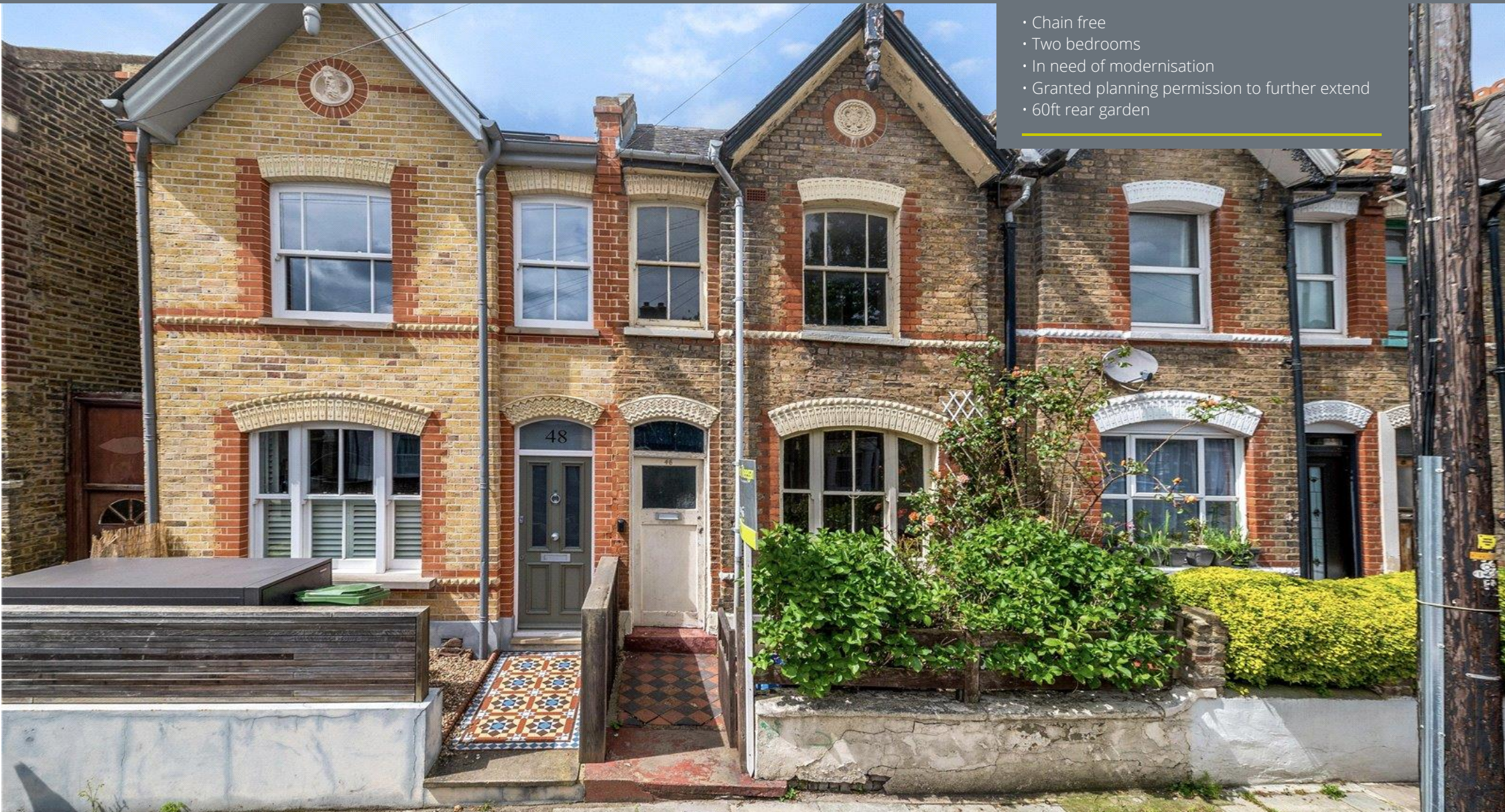


Hichisson Road, London, SE15 3AL

Offers in excess of: £650,000

Bryan & Keegan
ESTATE AGENTS

- Chain free
- Two bedrooms
- In need of modernisation
- Granted planning permission to further extend
- 60ft rear garden





Offers between £650,000 - £675,000.

Bryan and Keegan are excited to welcome to the market this desirable period property, located in a sought after location and offered to the market chain free.

Boasting planning permission to extend into the loft and to the rear of the property this property offers an idyllic and exciting opportunity for all buyers, whether you are looking to get on to the property ladder, create your dream family home or buy as an investment.

The property is filled with charm throughout and has a picturesque kerb appeal and large 60 ft rear garden, ideal for entertaining or offering further potential for a summer house or home office to the rear of the garden.

Key features include two double bedrooms, an upstairs bathroom, two reception rooms and kitchen leading onto the garden. Located within easy reach of Peckham Rye, Nunhead and Honor Oak Park stations offering trains to Blackfriars, City Thameslink, Farringdon, St Pancras, Victoria, Denmark Hill and London Bridge.

Nunhead offers a great choice of shops, restaurants, coffee shops, garden centre and bars. There is also an excellent choice of parks within walking distance such as Peckham Rye Park, Honor Oak Recreation ground.

For those with children you will find Ivydale Primary School, Harris Girls' Academy East Dulwich and Turnham Academy within half a mile of the property.



Brockley, 360 Brockley Road, Brockley,
London, SE4 2BY

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	16	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Important Notice

- These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract.
- Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances.
- All measurements are intended to be approximate only.
- All photographs show parts of the property as they were at the time when taken.
- Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained.
- Floorplan. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.