



Coll's Road, SE15 | £795,000

02087029666

peckham@pedderproperty.com

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In General

- Three bedroom
- sought after location
- Easy facing garden
- Charming Period Features
- Potential to Extend (STPP)

In Detail

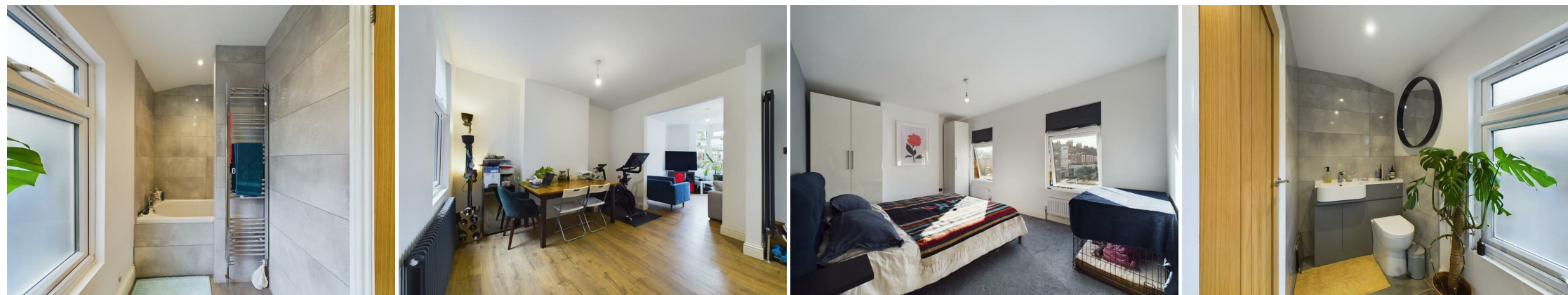
This charming and well presented three bedroom family home is situated on the sought after Colls Road, just moments from Queens Road Peckham station. Spanning a generous 940 sq. ft of internal space, this period terraced house offers an ideal blend of traditional charm and contemporary living.

Upon entering, you're welcomed by a bright hallway that leads to a spacious double reception room featuring beautiful bay windows, hardwood flooring, and a cast iron fireplace. The reception flows into a well sized dining area and the impressive kitchen at the rear has been thoughtfully extended, fitted with high-end integrated appliances, and includes a solid oak worktop and convenient hot water tap. The kitchen opens directly onto a private, Easy facing garden. A convenient downstairs cloakroom is located under the stairs.

Upstairs, the first floor boasts three generously sized double bedrooms, all offering built in storage and ample natural light. The modern family bathroom suite includes a separate bath and shower. Additionally, the property offers scope to extend into the loft and side return (SSTP), providing potential for future expansion.

Colls Road is a charming tree-lined street conveniently located 0.2 miles from Queens Road Peckham station and within easy reach of Nunhead (0.5 miles) and Peckham Rye (0.9 miles) stations. The area is known for its vibrant mix of independent shops, cafes, and restaurants along Queens Road, Nunhead, and Peckham Rye. Local favorites include the popular Kudu, Beer Rebellion, Peckham Cellars, and the upcoming Peckham Coal Line.


EPC: C | Council Tax Band: D

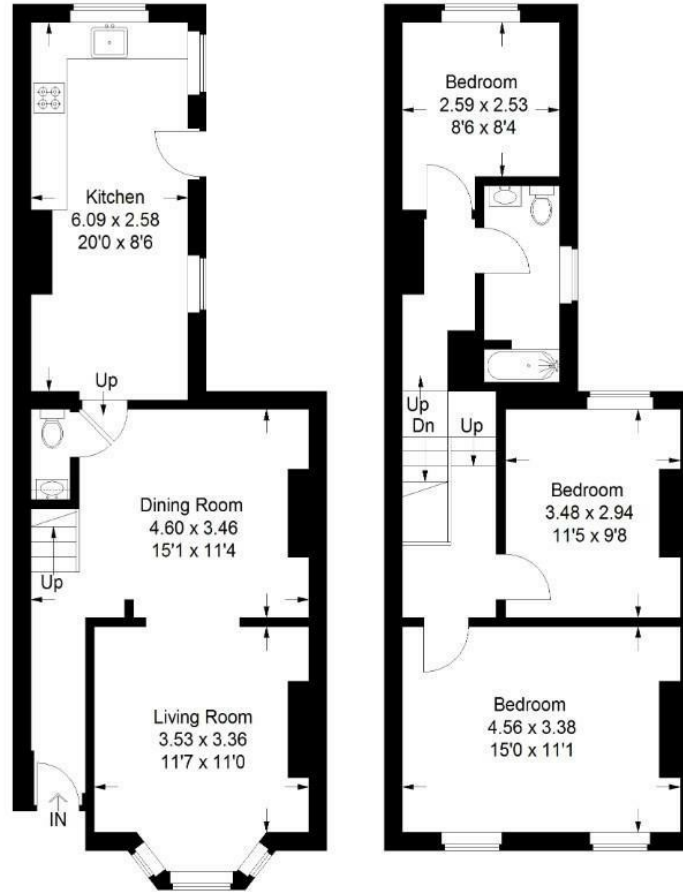


Floorplan

Colls Road, SE15

Approximate Gross Internal Area
87.3 sq m / 940 sq ft

 = Reduced headroom below 1.5 m / 5'0"

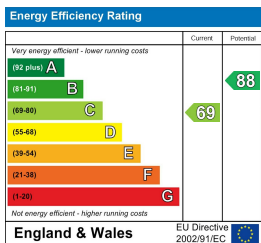


Ground Floor

First Floor

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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 the



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