

WALLER RD, NEW CROSS, SE14



020 7358 1188

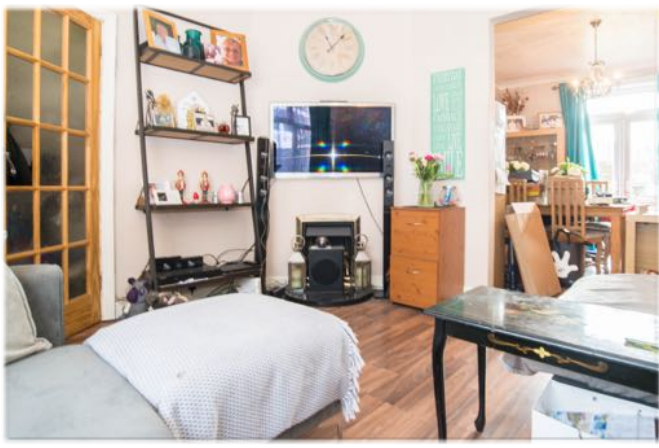
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Modern 3 Bed House with Garage

- ◆ 3 Bedrooms
- ◆ Through Lounge
- ◆ Garage
- ◆ South Facing Garden
- ◆ Telegraph Hill Conservation Area
- ◆ Brilliant For Transport
- ◆ Great School options
- ◆ Freehold
- ◆ 1066 Sqf / 99.03 Sqm (Inc Garage)

£780,000
Freehold



There's a few of these post-war, modern houses dotted around Telegraph Hill, and in nearly twenty years of doing this around here, this is only the second one I've brought to the market, which I think speaks volumes for their suitability and flexibility as family homes. This one is no exception, and along with its neighbours is unique on The Hill, in so far as its formal address is not on the same street that it is physically built on. How very Harry Potter-esque! It's also blessed with a garage, accessed down the driveway shared with next door.

So, we enter into a hallway off which is the big, bold and breezy through lounge, with dining area and patio double glazed doors to the garden.

Next door is the light, bright kitchen, well fitted with modern white units.

Upstairs we have two excellent double bedrooms, a single third bedroom and family bathroom.

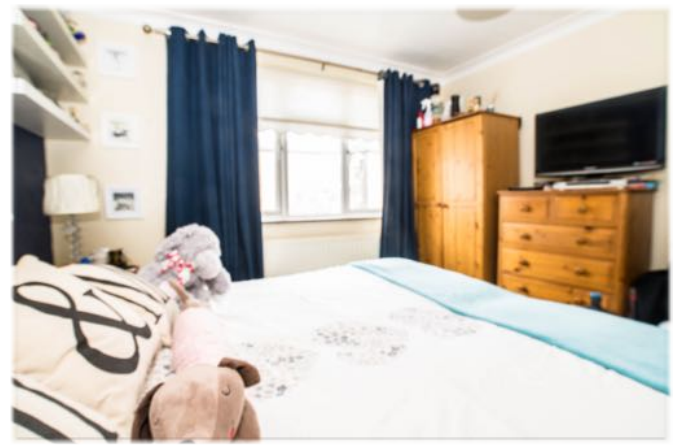
Theirs plenty of loft space above (check out the ultra-cool conversion next door).

The garden is South facing and stretches back almost forty feet (11.6m in new money) and gives side access to the garage, currently used as a utility room, and has plenty of scope to extend into (again, see next door), so a visit to the Nunhead Gardener up the road is a must - a fantastic garden centre for the green fingered amongst us, and so close too.

Waller Rd lies at the south west corner of Telegraph Hill, and is so well connected for transport. Nunhead is direct to Victoria, Blackfriars and E&C, while both London Bridge and the Ginger line are accessible from Queens Road Peckham and New Cross Gate.

Families have a choice of local school options, with Edmund Waller and Hollydale Primaries and Aske's Secondary & Free school all nearby. Nunhead Lane is just around the corner, and is fast becoming the trendy local shopping area, with an array of independent and artisan shops including an amazing fishmonger, bakers, butchers, craft beer shop and cafes - very 'villagey'.

There's also a recently redeveloped kids play area on Nunhead Green. Telegraph Hill is home to the two brilliant parks, with fabulous cityscape views, tennis courts and picnic area in the top park, and the skate park, toddlers play area, ponds etc in the lower. There's also the Hill Station Community Cafe, which plays host to lots of pop events and restaurants.



Waller Road



Ground Floor = 475 sq ft

First Floor = 469 sq ft

Approximate Gross Internal Area
GROUND FLOOR = 475 sq ft / 44.13 sq m
FIRST FLOOR = 469 sq ft / 43.57 sq m
UTILITY ROOM = 122 sq ft / 11.33 sq m
Total = 1066 sq ft / 99.03 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (0357409)



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