

Brayards Road, SE15

4 1 1

£850,000 (*Offers Over) - Freehold*

The property comprises four well-proportioned bedrooms, a family bathroom and a separate kitchen, providing a practical layout with plenty of scope for modern family living. A particularly useful feature is the large private cellar, offering substantial additional storage space and potential for a variety of uses.

KEY FEATURES

- Four well-proportioned bedrooms
- Separate kitchen
- Large private rear garden
- Private cellar with substantial storage and potential for additional uses
- Garage providing secure storage
- Excellent transport links to central London
- Close to Nunhead, Peckham Rye and Queens Road Peckham stations
- Near Peckham Rye Park and local green spaces
- Close to the shops, cafés, restaurants and amenities of Peckham and Nunhead
- Generous family accommodation with scope for modernisation and personalisation





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To the rear, the property benefits from a large private garden, providing an excellent outdoor space for entertaining, relaxing and family activities. At the far end of the garden is a garage, providing secure storage and further flexibility for the new owner.

The location is particularly well connected, with Nunhead Station, Peckham Rye Station and Queens Road Peckham Overground Station all within easy reach, providing convenient access to central London and destinations across the capital.

The property is also well placed for a number of local green spaces, with Peckham Rye Park nearby, offering extensive open space, walking routes and recreational facilities. The surrounding area also benefits from the vibrant amenities, independent shops, cafés, restaurants and community facilities found throughout Peckham and Nunhead.

With its four bedrooms, separate kitchen, substantial cellar, large rear garden and garage, this is a home that offers both generous accommodation and excellent potential. Its combination of outdoor space, storage and convenient transport links makes it an appealing opportunity for families, professionals and buyers looking to put their own stamp on a well-located South East London property.

The property is a genuine project and doer-upper, offering an exciting opportunity for buyers to modernise, refurbish and put their own stamp on the home. With plenty of scope for improvement and reconfiguration, it presents an ideal blank canvas for those looking to create a home tailored to their own taste and requirements. Whether undertaking a full renovation or gradually updating the property, buyers can unlock its considerable potential and add significant value over time.





MATERIAL INFORMATION

Tenure: Freehold
Council Tax Band: D
EPC rating: C

Mobile phone coverage:
EE (Good outdoor and in-home)
Three (Good outdoor and in-home)
O2 (Good outdoor and in-home)
Vodaphone (Good outdoor and in-home)
(Potential purchasers are advised to seek their own advice as to the suitability of the services and mobile phone coverage, the above is for guidance only.)

Flood Risk: Very low risk of surface water flooding / Very low risk river and sea flooding (Information supplied by gov.uk and tenants are advised to seek their own legal advice)

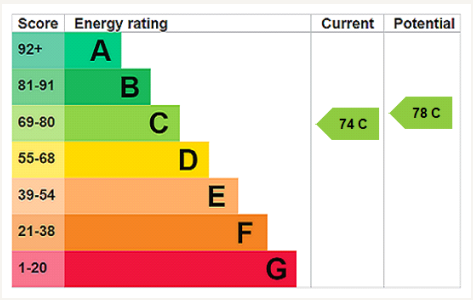
Full Fibre Broadband:

Floor plan: Whilst every attempt has been made to ensure accuracy, all measurements are approximate and not to scale. The floor plan is for illustrative purposes only**.**







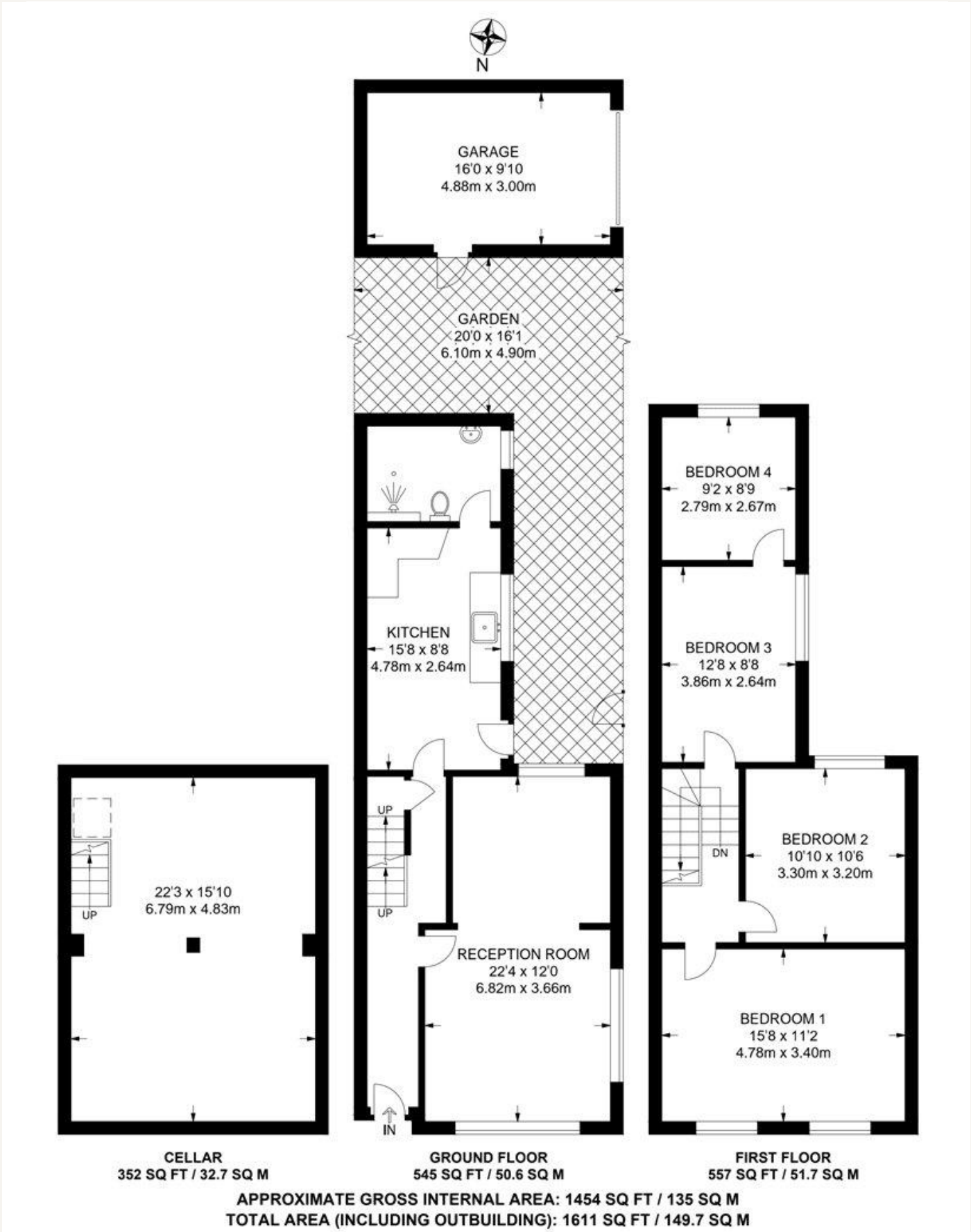


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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



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