

**HARVEY &  
WHEELER**  
ESTABLISHED 1855

KERFIELD PLACE, CAMBERWELL, SE5 8SX





**A very well presented two double bedroom terraced house built in the mid 1980's with a private garden and a designated parking space.**

**Situated in a quiet cul-de-sac, off Grove Lane, the property is very close to the local amenities of Camberwell including schools, parks and bars/restaurants.**

**On the ground floor, there is a bright kitchen open to the reception room with bifolding doors at the rear leading to a charming garden. Additionally, there is a large and useful utility cupboard under the stairs.**

**On the first floor, there are two double bedrooms and a family bathroom.**

**The nearest station is Denmark Hill with direct services to Victoria, Thameslink and London Bridge.**

**In accordance with the provisions of the Estates Agents Act 1979, we are required to point out that the owner of this property is a relative of the owner of Harvey & Wheeler.**

**EPC Rating (C)**

#### **ACCOMMODATION**

**2 Double bedrooms**

**Bathroom**

**Fitted wardrobes**

**Utility**

**Reception room open to charming garden**

**Bright open kitchen**

**Charming garden**

**Parking space**

**£650,000**

















## KERFIELD PLACE, SE5

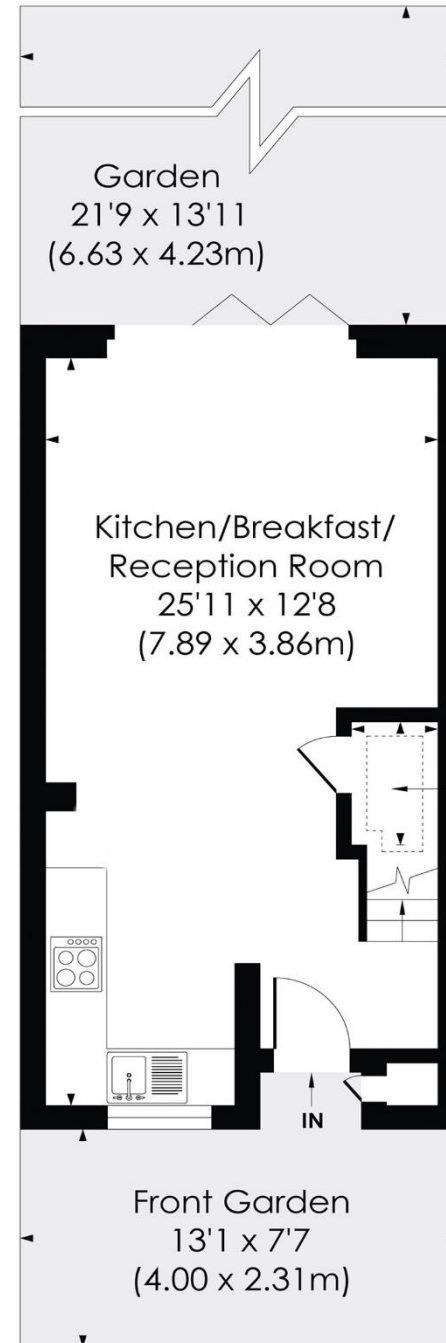
Approx. Gross Internal Floor Area

**646 Sq. ft/59.97 Sq. m**

(including storage)

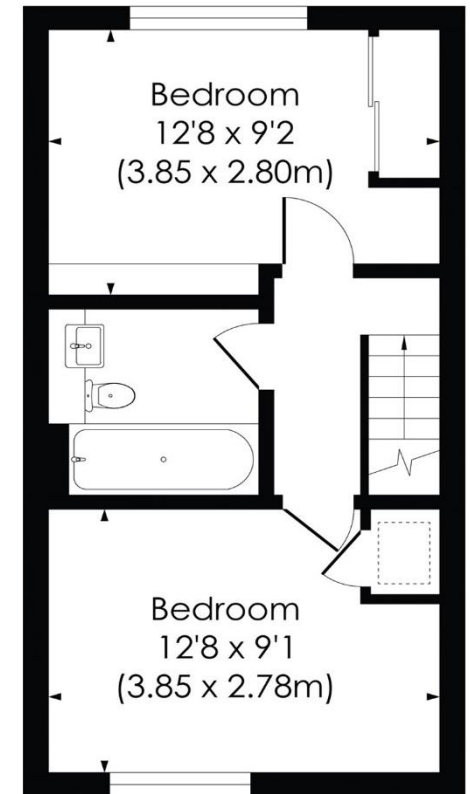
**639 Sq. ft/59.37 Sq. m**

(excluding storage)



GROUND FLOOR

Utility  
4'4 x 2'9  
(1.31 x 0.85m)



FIRST FLOOR

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

## Viewing is recommended, but strictly by appointment with Sole Agents

[harveywheeler.com](http://harveywheeler.com)

Prospective purchasers are reminded that, whilst these details are believed to be correct, if there is any point of particular importance, we would be pleased to check the information prior to viewing, particularly when travelling some distance to view.

### MISREPRESENTATION ACT 1967

These particulars do not constitute any part of an offer or contract. Neither the vendors nor their agents nor any person in their employ, bind themselves in any way, nor are warranties given in respect of any statements contained in these particulars. Intending purchasers must verify all statements by inspection or otherwise.

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