



Cambrian Close, York Hill, SE27 | Offers In Excess Of
£875,000

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In General

- Four bedrooms
- Semi detached
- Off street parking
- Walk in wardrobe
- Great location
- City views
- Gym

In Detail

A beautifully presented semi-detached 1930s home, ideally positioned on a quiet cul-de-sac just off York Hill, SE27.

Upon entering the property, you are welcomed by a spacious reception room, elegantly finished with stylish shutters, a decorative ceiling rose, charming stained-glass windows, and bespoke built-in storage. To the rear of the house is a generous open-plan kitchen and dining area, featuring elegant cabinetry and custom-made storage, with hidden electrical points currently hosting a coffee machine, blender and hand held vacuum for spills.

The garden offers a lovely outdoor retreat, with a decked seating area that leads down via steps to a laid lawn and a large shed, providing excellent additional storage. The ground floor is further complemented by a practical utility room, a convenient downstairs WC, and a fully converted garage with central heating, which is currently used as a personal gym.

The first floor comprises two generously sized double bedrooms, with the front bedroom benefitting from an attractive large bay window that fills the room with natural light. There is also a third bedroom, ideal as a nursery, guest room, or work-from-home office. A stylish family bathroom serves this floor, complete with elegant 'Lusso stone' suite and separate shower. More custom-made cabinetry, features hidden charging points for your personal electrical goods.

Occupying the top floor is the impressive primary bedroom suite, enjoying views across the city. This space is enhanced by a walk-in wardrobe, useful eaves storage, and a private en-suite bathroom featuring both a bath and separate shower

Cambrian Close offers easy access into The City, Blackfriars, Farringdon and St Pancras from Tulse Hill station and West Norwood station offering direct links to London Bridge and London Victoria and great bus routes. As well as a vibrant mix of independent shops, cafés, and restaurants nearby.

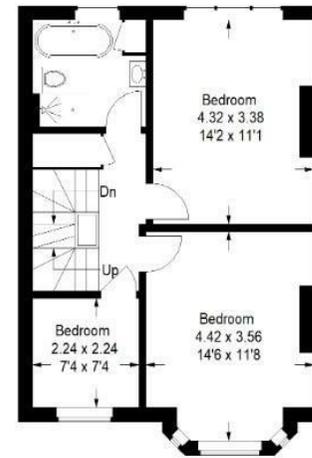
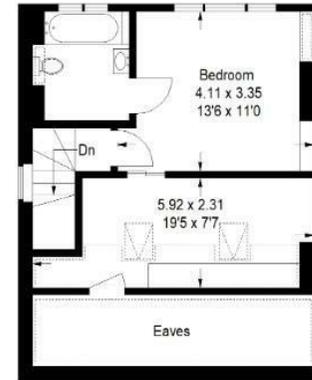
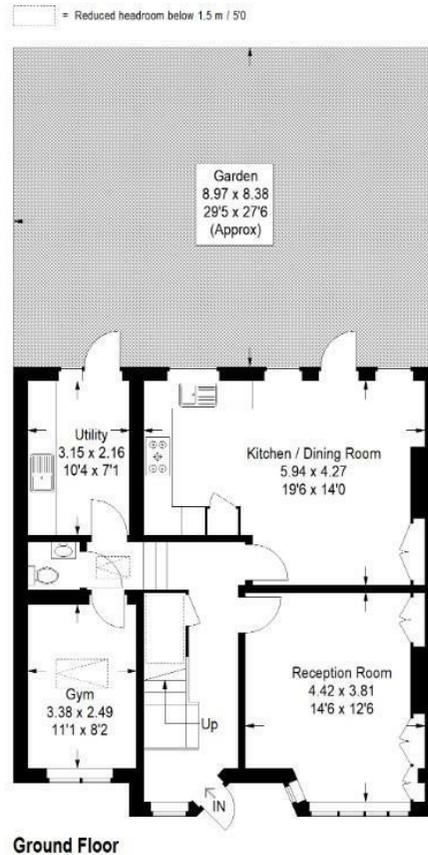
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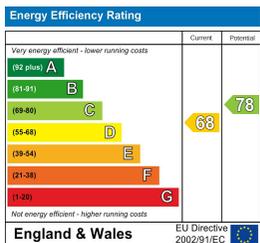
Floorplan

Cambrian Close, SE27

Approximate Gross Internal Area
(Excluding Eaves)
166.2 sq m / 1681 sq ft



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Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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