



Marmora Road, East Dulwich **SE22**





Description

With off street parking to the front and plenty of space for bike storage, stairs lead up to the front entrance hall of this substantial family home with an abundance of period features.

The spacious hallway leads to a dual aspect double reception room and a study to the front of the property, and a generous reception room towards the rear. All of these rooms benefit from features typical of a property of this era including high ceilings, feature fireplaces and ornate cornicing.

To the rear is an impressive contemporary kitchen entertaining space filled with natural light that floods in through the vaulted ceiling as well as the bi-folding doors. Traditional shaker style units house plenty of storage space and a central island is the perfect hub of this home.

To the rear is a pretty garden with a spacious terrace, perfect for outdoor entertaining surrounded by flower beds and steps up to the lawns.

Spread across the upper floors are six well proportioned, bright and airy bedrooms including an impressive principal suite with a contemporary en suite and separate bath and shower. The bedrooms benefit from two further family bathrooms, one on each floor.

Location

The property is very well located with Honor Oak Park station nearby (0.8 miles) offering fantastic links into London Bridge, Waterloo, Victoria, Canada Water, Shoreditch, Whitechapel, Highbury & Islington and many other locations.

The popular Lordship Lane is also close by with its ever increasing range of quality boutiques, bars and independent restaurants, as well as a fantastic Picture House. The open spaces and facilities of Dulwich and Peckham Rye Parks are also close by. A wealth of excellent state primary and secondary schools as well as private schools are nearby, including Horniman Primary School, Fairlawn Primary School, JAGS, Alleyns and Dulwich College. All distances are approximate.

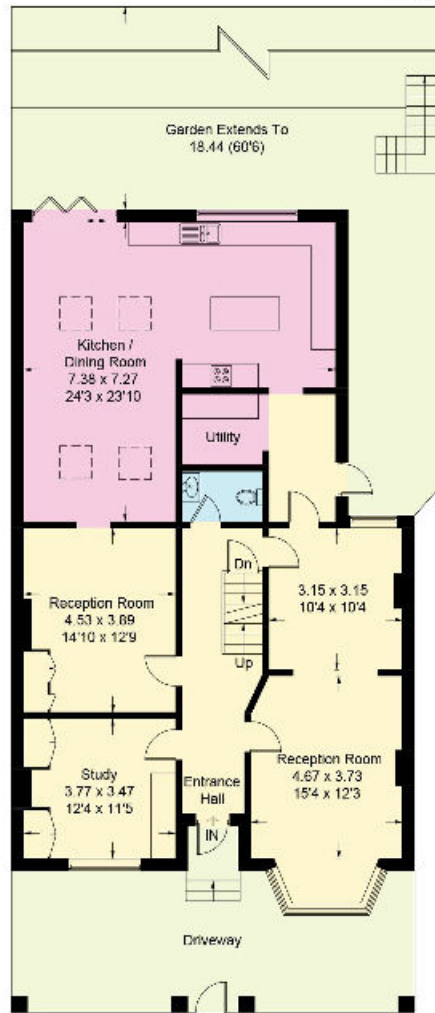
Tenure: Freehold EPC: E Council Tax Band: F

Local Authority: Southwark Council







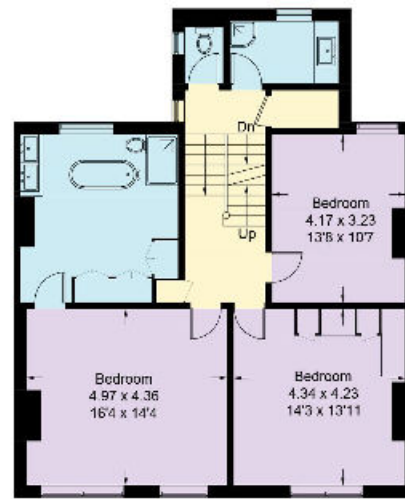


Ground Floor

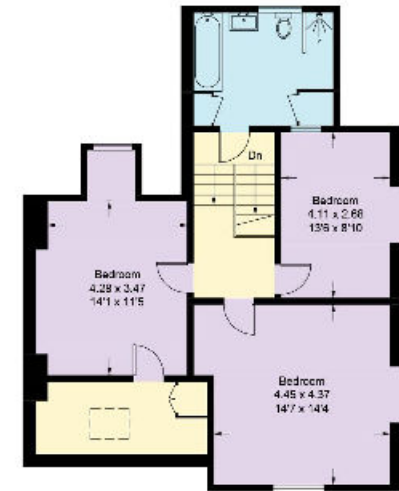
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Approximate Gross Internal Area
 Cellar = 7.2 sq m / 77 sq ft
 Ground Floor = 135.1 sq m / 1454 sq ft
 First Floor = 92.1 sq m / 991 sq ft
 Second Floor = 80.9 sq m / 871 sq ft
 Total = 315.3 sq m / 3393 sq ft



First Floor



Second Floor

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Cellar
 We would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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