



Scutari Road, East Dulwich **SE22**

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## Description

This charming semi detached 1930s home offers approximately 1,130 sq ft of well-proportioned living space, located in the heart of East Dulwich.

The ground floor features two inviting reception rooms, perfect for family gatherings and entertaining. The front reception room is bathed in natural light and features a central fireplace. The second reception room seamlessly connects through french doors out onto the rear garden. The spacious kitchen boasts ample countertop and storage space and also opens out to the garden.

The private rear garden extends to around 87 ft and provides plenty of space for outdoor dining and relaxation.

Spread across the first floor are three well proportioned bedrooms with the principal bedroom featuring a bay window that floods the room with light and ample built in storage. The spacious family bathroom is also conveniently located on this floor.

This wonderful home has huge potential to extend and improve further both on the ground floor and in to the loft subject to the relevant planning permissions.

## Location

Scutari Road is located in East Dulwich close to Peckham Rye Park and Lordship Lane as well as the nearby Aquarius Golf Club.

The property is well located for transport links with Honor Oak Park station nearby (0.9 miles) offering fantastic links into London Bridge, Waterloo, Victoria, Canada Water, Shoreditch, Whitechapel, Highbury & Islington and many other locations. Peckham Rye station is also just a short bus ride away.

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 School and Dulwich College. All distances are approximate.

**Tenure: Freehold**

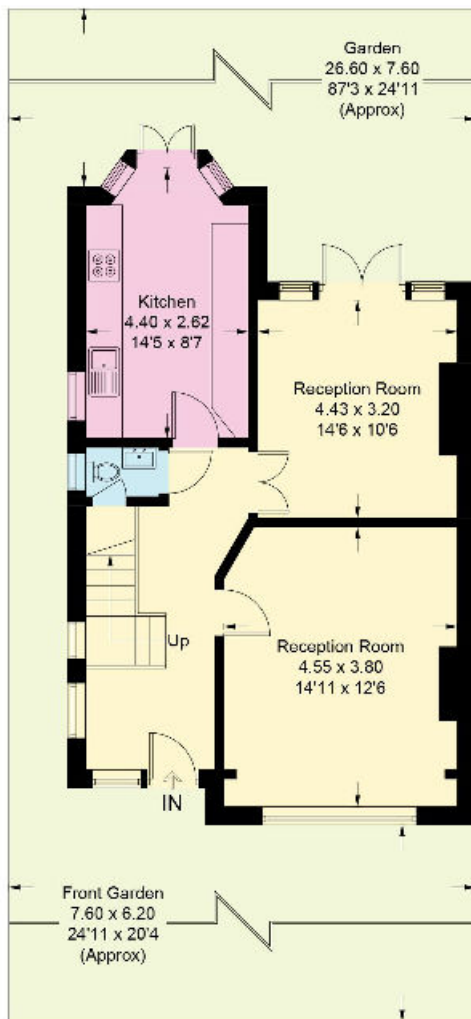
**EPC: E Council Tax Band: E**

**Local Authority: Southwark Council**







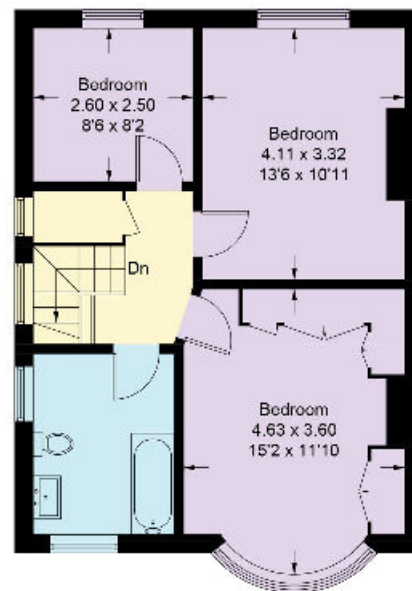


**Ground Floor**

Approximate Gross Internal Area = 105.0 sq m / 1130 sq ft

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.

Guide Price £1,000,000



**First Floor**

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