



Overhill Road, London **SE22**





Description

As you enter this characterful home, you are greeted by a reception room that exudes a warm and inviting ambience. Natural light floods through the front windows, creating an airy atmosphere and overlooking the treetops. To the rear of the house is an open plan kitchen diner which connects the space to the enchanting rear garden. As you ascend to the upper floor, you'll discover three bedrooms and the family bathroom all with the original wooden doors and frames. One of the standout features of this exceptional property is the potential for a loft conversion, subject to obtaining the necessary consent. This presents an exciting opportunity for the new owner to add valuable living space and create a personalized haven to suit their individual needs and preferences. Externally, the property continues to impress with its enchanting rear garden. Awash with lush greenery and flowering plants, this idyllic outdoor space provides a tranquil oasis. It's the perfect spot to bask in the sun, enjoy alfresco dining, or cultivate a thriving garden.

Location

Well positioned to a variety of amenities, the nearest green space is Dulwich Park only 0.2m away. Perfect for cycle hire, rowing boats, a vegetable garden and café. Dulwich Picture Gallery Central Dulwich Village are both less than 0.9m away. Access to the independent restaurants and shops of Lordship Lane are also less than 0.5m. Going towards Forest Hill, the wonderful family-friendly Horniman Museum and Gardens is very popular. Transport links are varied with the nearest station being Forest Hill (approx. 0.9 miles) for London Overground services to Highbury and Islington, Clapham Junction, London Bridge as well as services to London Victoria. There is easy access to Canary Wharf via Canada Water. East Dulwich station and Peckham Rye station are just a short hop on the bus.

Tenure: Freehold

EPC: TBC

Local Authority: London Borough of Southwark

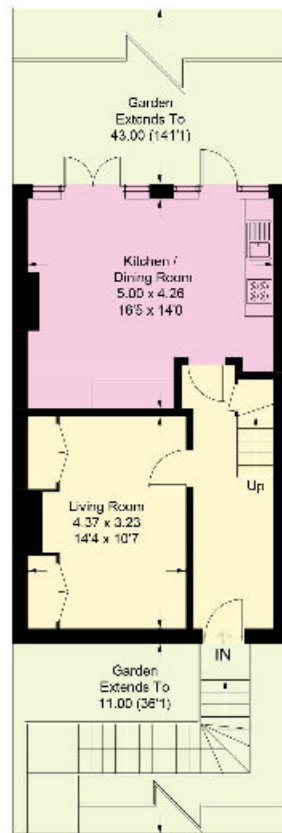
Council Tax Band: D



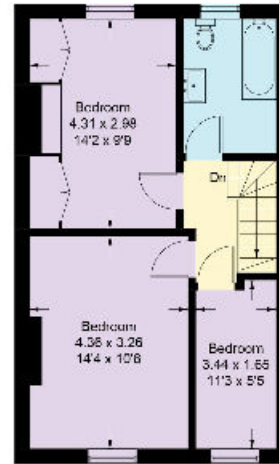
Approximate Gross Internal Area = 89.3 sq m / 961 sq ft



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.



Ground Floor



First Floor

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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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Particulars dated July 2023. Photographs and videos dated July 2023.

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