



Pellatt Road, East Dulwich **SE22**







Description

A charming mosaic-tiled pathway leads to the inviting entrance of this beautifully presented Victorian home.

To the front of the property, a versatile double reception room offers a cozy TV area on one side and a flexible space currently used as a home office and toy room on the other. To the rear, the heart of the home unfolds in the form of an enchanting kitchen entertaining space, featuring traditional sage-green shaker-style cabinetry paired with wooden worktops. Double doors open seamlessly onto a patio garden, bordered by flower beds, creating a perfect indoor-outdoor flow. A convenient ground-floor cloakroom completes this level.

The first floor boasts three well-proportioned and light-filled bedrooms, including a principal bedroom with a stylish en suite shower room. A spacious family bathroom, complete with a separate bath and shower, serves the remaining bedrooms.

This delightful home also offers the exciting potential to extend into the loft, subject to the necessary planning consents, providing scope to enhance and expand this property further.



Location

Pellatt Road is ideally located in the heart of East Dulwich, a highly sought-after area celebrated for its community and excellent amenities. This peaceful residential street is just a short stroll from Lordship Lane, where you'll discover a variety of independent boutiques, artisanal cafes and acclaimed restaurants.

Dulwich is renowned for its abundance of green spaces and the property is conveniently situated near both Peckham Rye Park and Dulwich Park.

Families are well catered for with an impressive selection of highly regarded state and independent schools in the area, including Heber Primary School, Goodrich Primary School, Harris Boys' Academy East Dulwich, JAGS, Alleyn's, and Dulwich College.

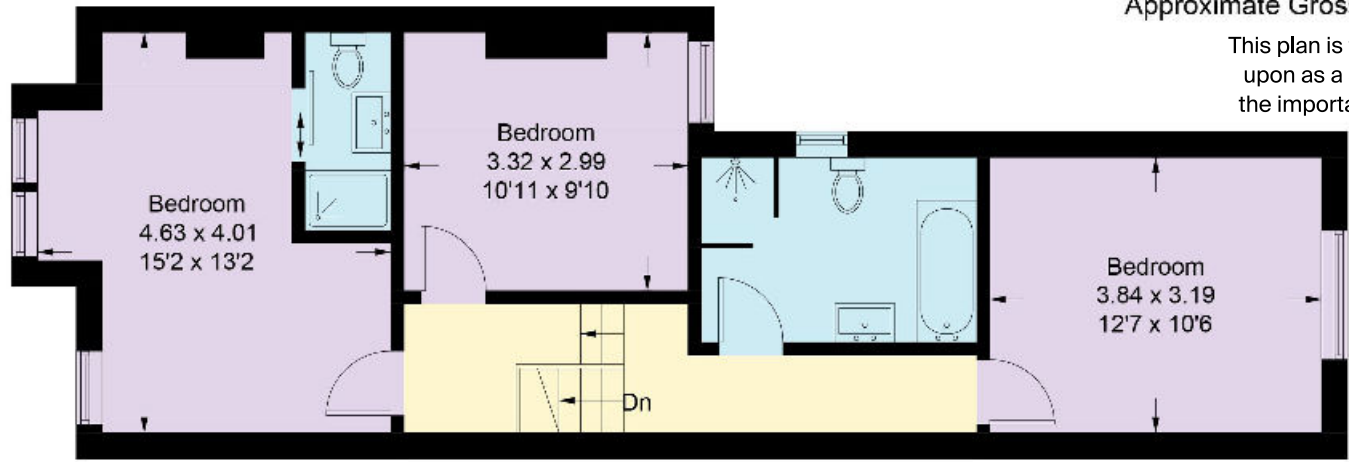
For commuters, East Dulwich Station is within easy reach, offering direct services to London Bridge, while excellent bus links provide swift connections to the City, West End, and beyond.

Tenure: Freehold EPC: D Council Tax Band: E

Local Authority: Southwark Council





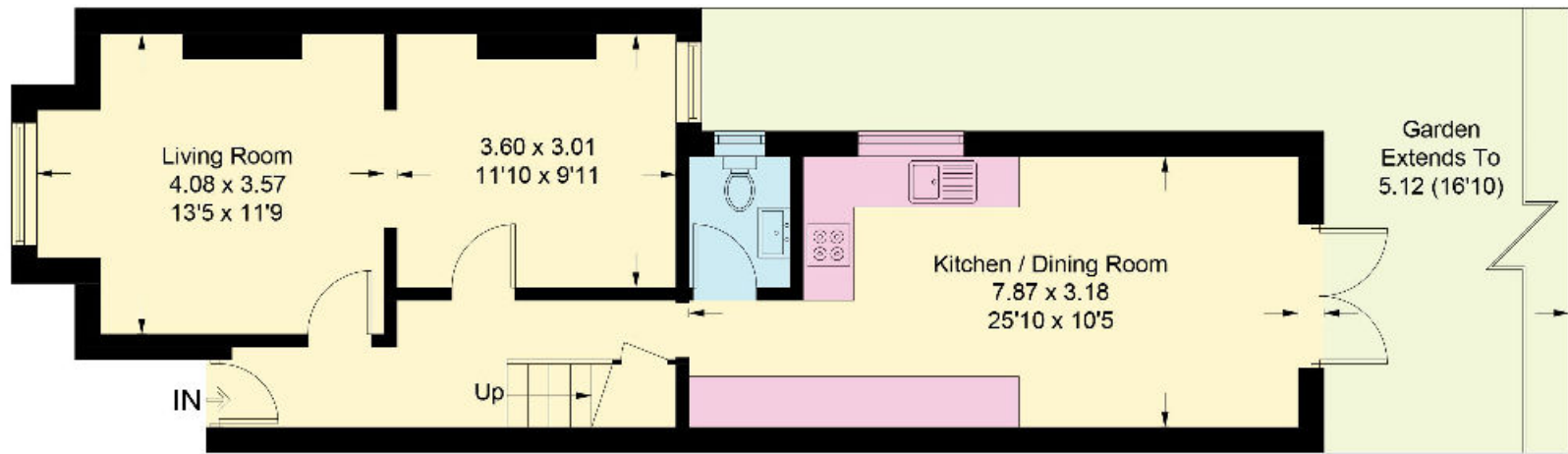


First Floor

Approximate Gross Internal Area = 111.6 sq m / 1201 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 £1,100,000



Ground Floor

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