



Overhill Road, East Dulwich **SE22**





Description

One of few detached homes in the area, this unique five bedroom family home boasts plenty of space for a growing family. Oozing curb appeal, the property's attractive facade and off street parking paired with plenty of greenery invites you in through the welcoming front entrance to a wider than usual hallway that is bright and airy. Flowing through to the rear of the property is an impressive extended kitchen entertaining space benefiting from plenty of storage. A mixture of light wells and glazing mean that this room is filled with natural light creating the perfect hub of this home. Sliding doors lead to a cozy family room and there is a further formal reception room to the front of the property. The ground floor is complete with a utility room and a cloakroom that has a hatch leading down to a generous cellar.

Outside, steps lead down to a beautiful south east-facing garden that extends to over 75ft. Two outdoor entertaining spaces provide ample opportunity for al fresco dining and a garden studio to the rear is the perfect work from home space!

Spread across the first and second floor are five well proportioned, bright and airy bedrooms including a well appointed principal suite with an en suite bathroom. The first floor also benefits from a family bathroom and a bedroom on the top floor has an en suite shower room.

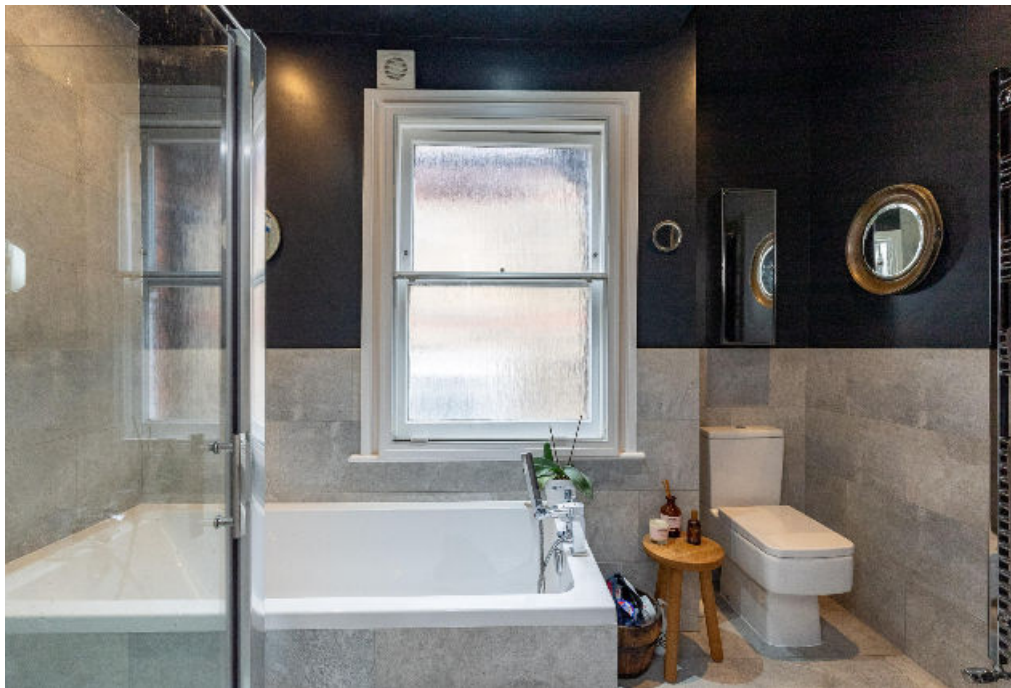
Location

The property is well positioned to take advantage of the shops and boutiques of Lordship Lane as well as the delights of Dulwich Village and the fashionable restaurants and bars in Peckham. Dulwich Park is close by as is the wonderful family-friendly Horniman Museum and Gardens.

Transport links are varied with the nearest station being Forest Hill (1 mile) and Honor Oak Park Station (1 mile) for London Overground services to Highbury & 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.

A wealth of highly regarded state primary and secondary schools as well as independent schools are nearby, including Horniman Primary School, Fairlawn Primary School, JAGS, Alleyn's, Dulwich Prep and Dulwich College. All distances are approximate.







Approximate Gross Internal Area = 223.9 sq m / 2410 sq ft
 (Excluding Reduced Headroom)
 Cellar = 16.1 sq m / 173 sq ft
 Studio = 15.2 sq m / 164 sq ft
 Reduced Headroom = 10.3 sq m / 111 sq ft
 Total = 265.5 sq m / 2858 sq ft

Guide Price £2,000,000

Tenure: Freehold

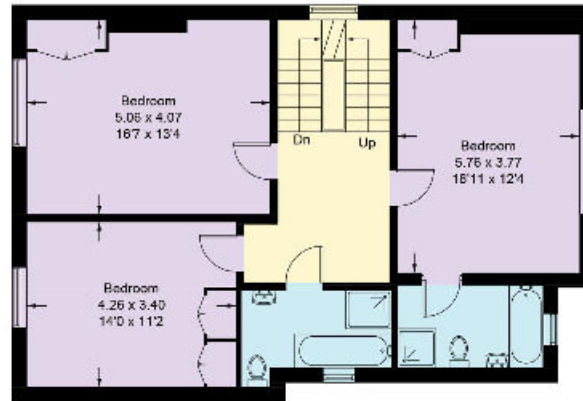
EPC: tbc

Council Tax Band: G

Local Authority: Southwark
 Council

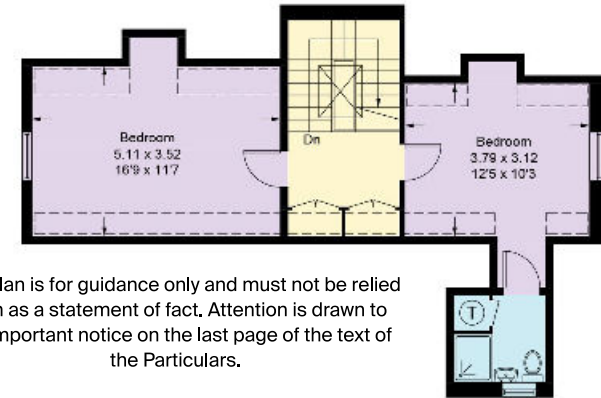


Cellar



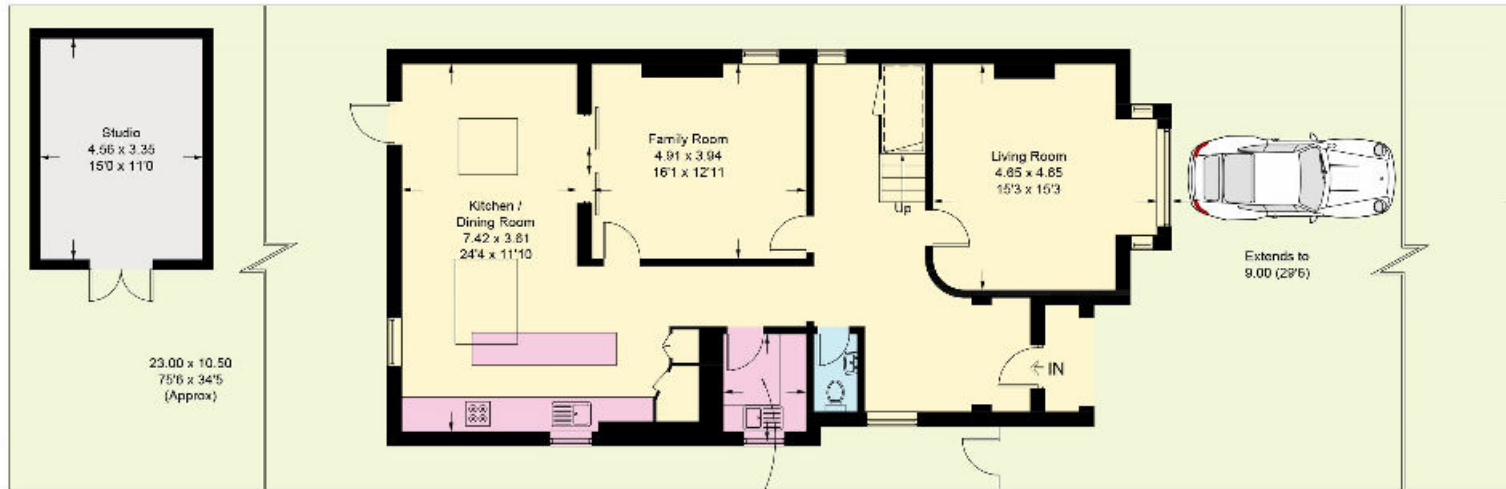
First Floor

- Reduced headroom below 1.8m / 5'0"



Second 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.



Ground 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 August 2024. Photographs and videos dated August 2024.

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