



Upland Road, East Dulwich **SE22**





A wonderful family home located in a popular East Dulwich residential road.



Description

Nestled in the heart of East Dulwich, this attractive four bedroom Victorian home offering fantastic accommodation for the whole family.

An inviting entrance hall leads to a front aspect reception room retaining many period features including a large arched window and a beautiful feature fireplace. There is a secondary reception room to the centre of this home with another pretty feature fireplace and a door out onto the rear garden.

To the rear of the property is an enticing contemporary kitchen entertaining area, ideal for modern living. This hub of the house opens on to the pretty rear garden. Of note is also a handy downstairs cloakroom and utility room.

Spread across the first and second floors are four well proportioned, bright and airy bedrooms including a lovely rear aspect principal bedroom with en suite bathroom and dressing room. All bedrooms also benefit from a lovely family bathroom.

To the rear is a larger than average well manicured garden with plenty of room for al-fresco entertaining!

Location

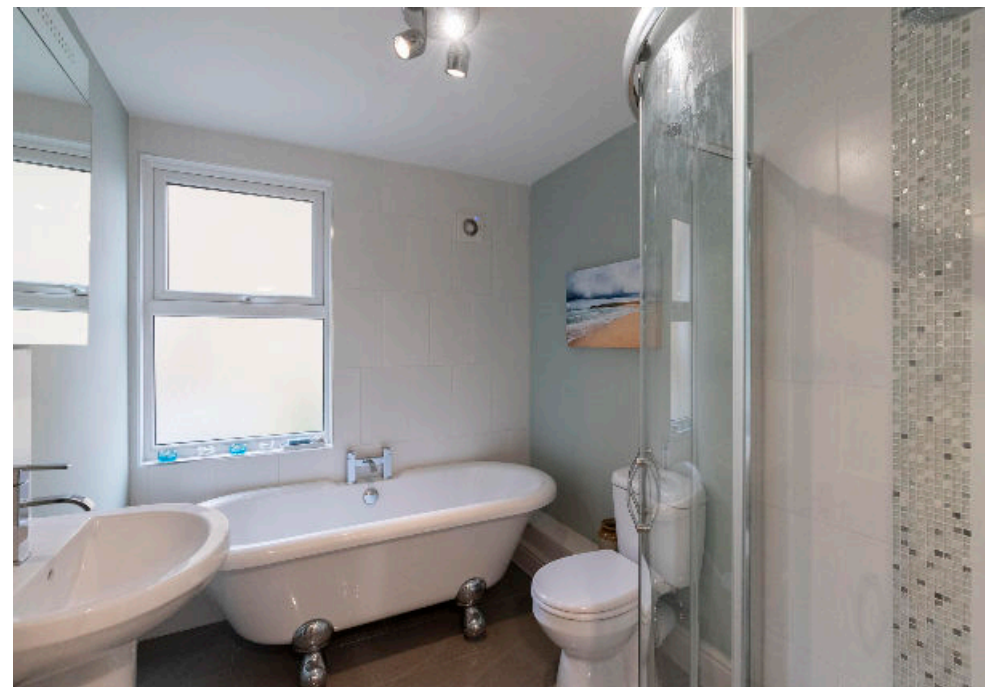
Upland Road is located in close proximity to various highly regarded schools including Harris Primary Academy East Dulwich, Goodrich Community Primary, Heber Primary School and Charter East Dulwich.

East Dulwich station (1.3 miles), North Dulwich station (1.2 miles) and Peckham Rye station (1.7 miles) offer frequent overground services to London Bridge in approximately 15 minutes and Denmark Hill station has overground services to London Victoria, London Blackfriars and services to Clapham Junction and Highbury & Islington via the London Overground network. There is also a bus service from Barry Road to Peckham Rye station or alternatively all the way in to the city.

There is a selection of shops, restaurants, bars and cafes at your fingertips and a bus from Barry Road or Lordship Lane provides a scenic trip into the City or West End. Peckham Rye Park is close by as well as Dulwich Park.

All times and distances are approximate

EPC: D

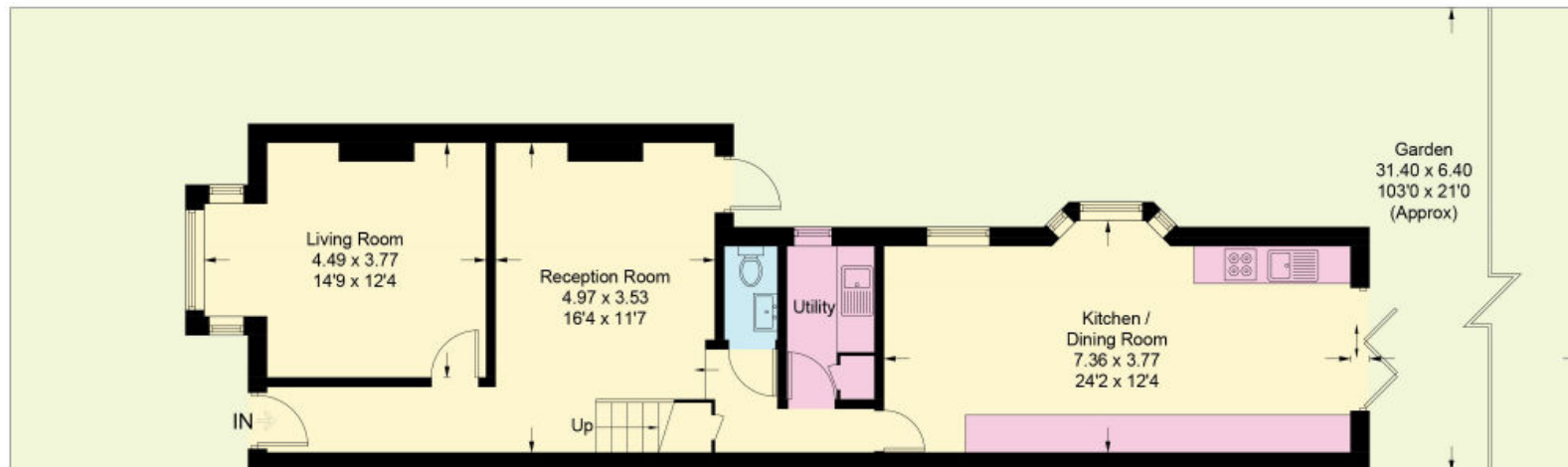


Approximate Gross Internal Area
 Ground Floor = 71.8 sq m / 773 sq ft
 First Floor = 71.3 sq m / 767 sq ft
 Total = 143.1 sq m / 1540 sq ft



First 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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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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