



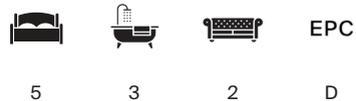
UNDERHILL ROAD

East Dulwich, SE22



MAGNIFICENT, FIVE BEDROOM, SEMI DETACHED HOME

This wonderful property offers over 3,500 sq ft of well-designed accommodation, boasting a fantastic open-plan kitchen, an exceptional garden with home office/study and off-street parking for at least two cars.



Local Authority: London Borough of Southwark

Council Tax band: G

Tenure: Freehold

Guide Price: £2,500,000



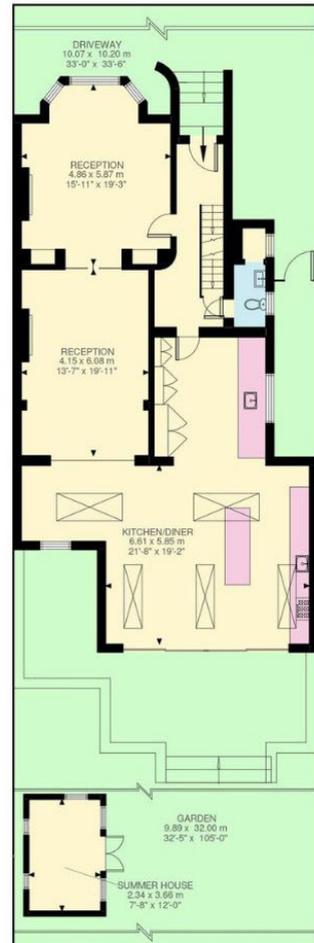
IN THE HEART OF EAST DULWICH

The ground floor comprises two bright and spacious reception rooms with high ceilings leading through to the grand, open plan kitchen and dining space to the rear, as well as a WC and cellar - perfect for additional storage. The stone tiled flooring of the kitchen further extends out onto the patio area, where the over 100 ft garden has a manicured lawn and a home office with electricity, ideal for use as a studio, study, or relaxation space. The grand staircase leads you to the first floor where there are two double bedrooms including the principal bedroom fit with a dressing room and en suite shower room. A large family bathroom overlooking the magnificent garden and separate WC also service this floor. The second floor provides two well proportioned bedrooms and a family bathroom, as well as a spacious landing area currently used as a study area. The third floor comprises a large fifth bedroom with plenty of eave storage, panoramic views overlooking the garden via bifold windows and an ensuite shower room.

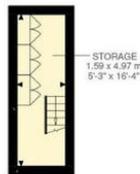








Ground Floor
1425 ft²



Lower Ground Floor
85 ft²



First Floor
840 ft²



Third Floor
522 ft²



Second Floor
709 ft²



Approximate Exclusive Gross Internal Area = 332.7 sq m / 3581 sq ft
 Eaves Storage = 15.98 sq m / 172 sq ft Outbuilding = 8.56 sq m / 92 sq ft
 Approximate Inclusive Total Area = 357.24 sq m / 3845 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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