



DUNSTANS GROVE

East Dulwich, SE22



STUNNING, FOUR-BEDROOM FAMILY HOME

This Victorian property offers over 1600 sq ft of living space, tastefully
blending period charm with modern functionality.



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Local Authority: London Borough of Southwark

Council Tax band: E

Tenure: Freehold

Guide Price: £1,175,000



SOUTH-WEST FACING GARDEN AND ROOF TERRACE

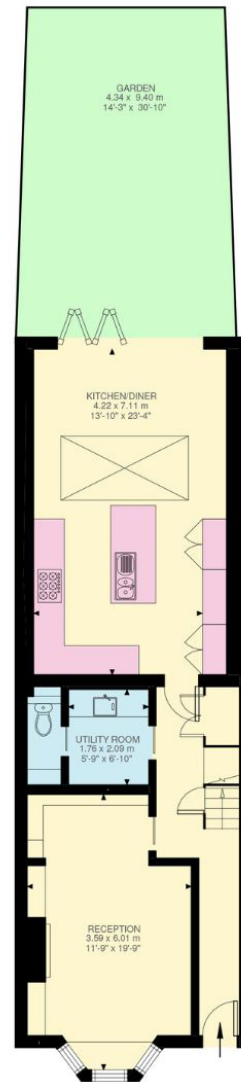
The welcoming entrance hall with intricate cornicing and high ceilings leads to a lovely front reception room boasting a large bay window and charming fireplace. To the rear is the bright, extended kitchen and entertaining space with a skylight and bifold doors leading out to the sunny, south-west facing patio garden. The ground floor also boasts a utility room and WC, as well as convenient under-stair storage. Spread across the upper floors are four well-proportioned, bright and airy bedrooms including a second floor principal suite with a stunning en-suite bathroom, eaves storage and private roof terrace. The first floor also benefits from a beautifully designed family bathroom and additional under-stair storage.

Dunstans Grove is situated moments from the green, open spaces of Peckham Rye and Common. Good transport links are available, with numerous buses available to catch from along Peckham Rye as well as trains from Honor Oak Park, East Dulwich and Peckham Rye stations.









Ground Floor
764 ft²



First Floor
524 ft²



Second Floor
314 ft²



Approximate Gross Internal Area = 148.89 sq m / 1603 sq ft (Excluding Eaves Storage)
 Eaves Storage = 4.55 sq m / 49 sq ft
 Inclusive Total Area = 153.44 sq m / 1652 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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