



**Holmes Close, London SE22 9AR**



**welcome to**

**Holmes Close, London**

**\*\*STUNNING 3-BEDROOM TOWNHOUSE with ALLOCATED OFF-STREET PARKING\*\***

The property briefly comprises of an entrance hall, kitchen, lounge, cloakroom, WEST-FACING REAR GARDEN, THREE GENEROUSLY SIZED DOUBLE



Barnard Marcus Peckham are happy to introduce to market this GORGEOUS THREE BEDROOM TOWNHOUSE ideally situated within a 'stones throw' of the sought-after LORDSHIP LANE in EAST DULWICH. Welcome to Holmes Close, a hidden gem in a GATED DEVELOPMENT. This modern townhouse offers the perfect blend of comfort, convenience, modern appliances, off-street parking and family-friendly living.

On the GROUND FLOOR the property briefly comprises of an entrance hall, kitchen, lounge, cloakroom, PRIVATE WEST-FACING REAR GARDEN. On the FIRST FLOOR are TWO GENEROUSLY SIZED DOUBLE BEDROOMS, family bathroom & UTILITY ROOM. On the SECOND FLOOR is the MASTER BEDROOM, complete with EN-SUITE & separate HOME OFFICE.

Nearby, Lordship Lane provides access to independent shops, cafes, and restaurants, while outstanding schools like Charter School, Alleyn's School and James Allen's Girls' School are within reach. Explore Dulwich Village's historic charm, green spaces, and enjoy easy connections to central London via nearby rail stations including Peckham Rye, East Dulwich and North Dulwich rail stations which provide linked services into Victoria, Blackfriars & Whitechapel in under 30 minutes.

EARLY VIEWING IS HIGHLY RECOMMENDED!



***view this property online*** [barnardmarcus.co.uk/Property/PKM102956](https://barnardmarcus.co.uk/Property/PKM102956)



## Ground Floor

### Entrance Hall

### Kitchen

9' 9" x 8' 3" ( 2.97m x 2.51m )

### Breakfast Room

8' 3" x 7' 6" ( 2.51m x 2.29m )

### Cloakroom

### Reception Room

15' 1" x 14' 9" ( 4.60m x 4.50m )

### Rear Garden

21' 6" x 16' 6" ( 6.55m x 5.03m )

## First Floor

### Bedroom Three

14' 9" x 10' ( 4.50m x 3.05m )

### Bedroom Two

15' 1" x 12' 9" ( 4.60m x 3.89m )

### Family Bathroom

### Utility Room

## Second Floor

### Master Bedroom

15' 1" x 12' 9" ( 4.60m x 3.89m )

### Home Office

15' 1" x 6' 1" ( 4.60m x 1.85m )

### Allocated Off-Street Parking

