



Friern Road, SE22 | £1,175,000

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## In General

- Four double bedrooms
- Family bathroom
- Two separate WCs
- Mature 44-ft garden
- Charming, well-maintained
- Potential to extend (STPP)
- No onward chain

## In Detail

\*Guide Price £1,175,000 – £1,200,000\* Charming, characterful and beautifully-bright four bedroom end of terrace house in the residential heart of East Dulwich with no onward chain.

Boasting almost 1,350 sqft of internal space which has been lovingly maintained. There is plenty of scope to modernise, extend and remodel (STPP). There is a gorgeous 14x13ft bay-fronted reception room separated by folding panel doors to the charming back dining room, with a feature fire place and log burning stove. The 11x9ft eat-in kitchen enjoys a lovely bay-window looking onto the side return and the sweeping, mature 44-ft garden laid to lawn. Upstairs are four comfortable bedrooms, including the 17x11ft principal bedroom, a family bathroom and an additional WC.

Friern Road is enviably located for the brilliant primary, secondary and private schools as well as the excellent parks and green spaces. There are the independent shops, bars, restaurants and coffee shops nearby on Lordship Lane, North Cross Road and Forest Hill Road. There are strong transport links into The City and West End from East Dulwich station (1.0 mile) and Peckham Rye station (1.2 miles) as well as bus/cycle routes through the neighbouring Honor Oak Park, Forest Hill and Dulwich Village.

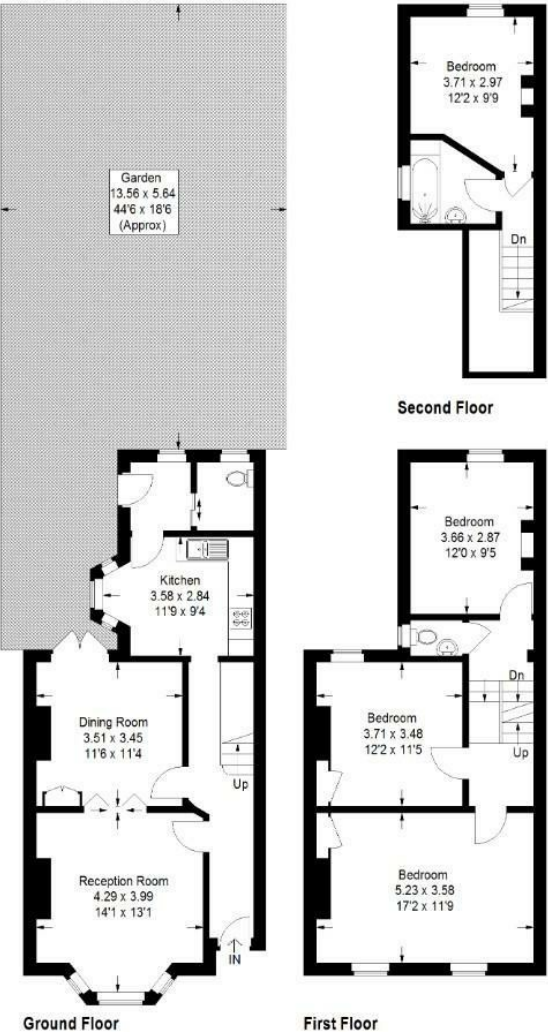
EPC: D | Council Tax Band: E



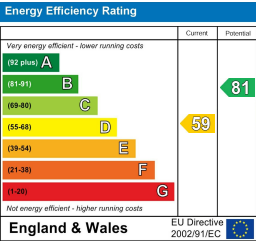
# Floorplan

Friern Road, SE22

Approximate Gross Internal Area  
125.3 sq m / 1349 sq ft



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Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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