

Dunstans Road, SE22 | £3,750 Per Calendar Month

02087028222 eastdulwich@pedderproperty.com







## In General

- AVAILABLE NOW
- Three double bedrooms
- Additional study/single room
- Semi-detached house
- Off-street parking
- · Desirable, residential road
- Adjacent to Goodrich Community Primary School
- Over 1,375 Sq Ft
- Good condition throughout

## In Detail

AVAILABLE NOW - Large, beautifully bright and spacious four bedroom family home on this desirable, residential road in the heart of East Dulwich.

Boasting over 1,375 Sq Ft of internal space which has recently been modernised and decorated by this long-standing Landlord. There is a gorgeous 26x10 kitchen-breakfast room that opens out through the corner-folding doors onto the BBQ patio area and mature garden. There is a comfortable 25-ft bay-fronted double reception and a downstairs WC.

Upstairs are three comfortable double bedrooms including the 16x12 ft principal room with en-suite shower, a family bathroom and an additional study or single room.

Dunstans Road is enviably-located for the excellent parks and green spaces and choice of primary and secondary schools as well as a host of independent shop, 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 (1.3 miles) and Forest Hill station (1.3 miles) along with bus/cycle routes through the neighbouring Dulwich Village, Camberwell and Peckham Rye.

This property does not have a HMO License, and would be suitable for a family or upto two professional sharers.

EPC: TBC | Council tax band: E | Unfurnished | Available now | HD: £865.38 | SD: £4,326.92







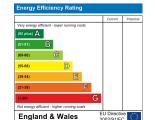






## Floorplan





Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.