



## Dunstans Road, SE22

£1,250,000

This superb three-bedroom Victorian house with sunny private garden, retains original features and has a substantial loft and deep side return to develop (STPP). The house occupies a quiet and convenient position just off the green expanses of Peckham Rye.

Convenient transport links include East Dulwich and Honor Oak Park Stations which combined offers services into London Bridge and Victoria as well as Overground links into Shoreditch and Canada Water. Lordship Lane is in easy reach for it's fantastic array shops, cafes, bars and restaurants and Peckham Rye Park is just round the corner.

### Features

- End Terrace
- Potential to Extend (STPP)
- Period Features
- Eat-In Kitchen
- Three Bedrooms
- Sought After Road



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Well cared for by the current owners this end terraced house could easily be moved into in its present condition but requires some updating and modernisation.

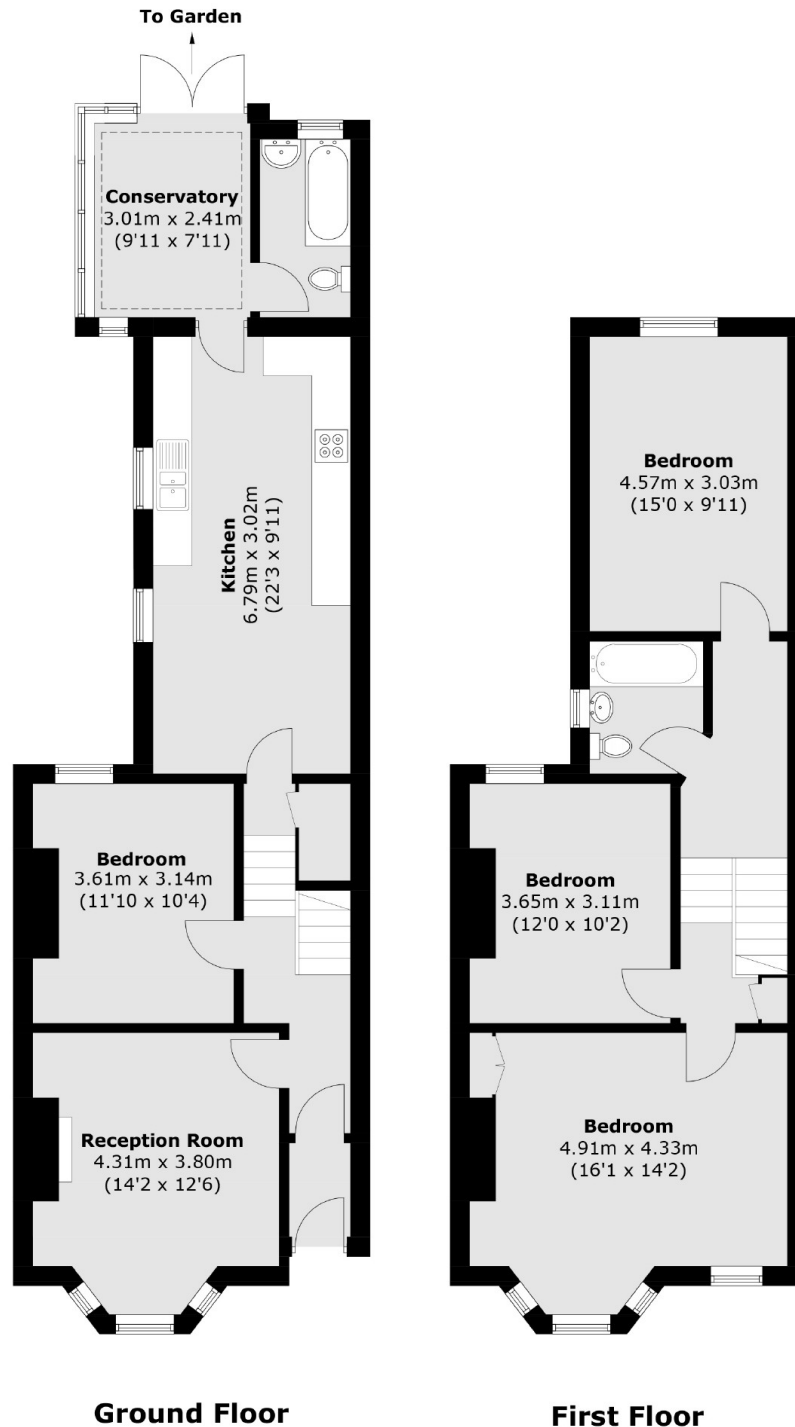
A deep front garden with off street parking leads to an inviting entrance hall with two reception rooms retaining ornate ceilings and a large front bay window to the front. The hall also opens to the rear into a well-fitted kitchen/breakfast room with ample space for a table and rear conservatory to a sunny, private garden.

Upstairs are three double bedrooms and a family bathroom/WC. There is scope for more bedrooms and bathrooms by conversion of the large loft and in so doing, significant square footage would be added to the property.





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Total area (approx.): 129.8 sq. m (1,397.1 sq. ft)