



## Overhill Road, SE22

£1,200,000

Impressively proportioned throughout, this semi-detached five bedroom family house stands out from the norm with off street parking, gorgeous sunny garden and a separate garage to the rear. The house occupies a fantastic location in East Dulwich a stone's throw away from Peckham Rye.

Overhill Road is well located for transport links via Peckham Rye and East Dulwich train stations and not too far you also have Denmark Hill & Forest Hill Station, which have good connections into the City. The open spaces of Dulwich and Peckham Rye Parks are within easy reach as well as a wide choice of shops, bars and restaurants along Lordship Lane.

### Features

- Semi Detached
- Off Street Parking
- Garage To Rear
- Five Bedrooms
- Large Rear Garden
- Potential To Extend (STPP)



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Situated off an inviting entrance hall the front reception remains separate, whilst the rear has been open-planned to the original galley style kitchen creating a great entertaining space large enough to house a substantial dining table. This room also has wonderful potential for a sizeable rear extension (STTP).

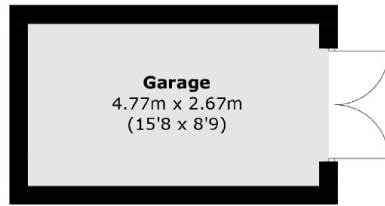
The rear garden is of a good-size, is mainly laid to lawn with outhouse and useful side access for bikes.

Upstairs are five bedrooms and two bathroom/WCs. The top floor suite comprises a fabulous master bedroom and en-suite shower room with a separate study / single bedroom should it be required.

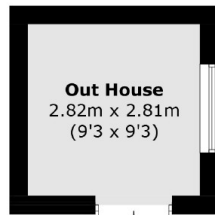




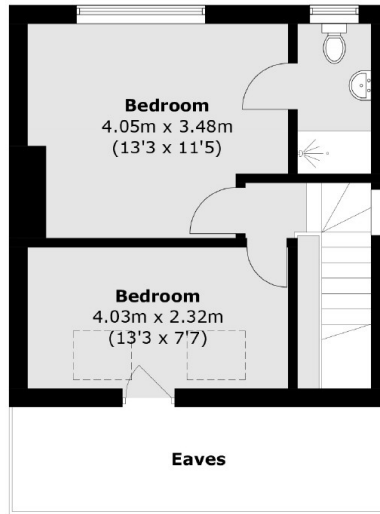
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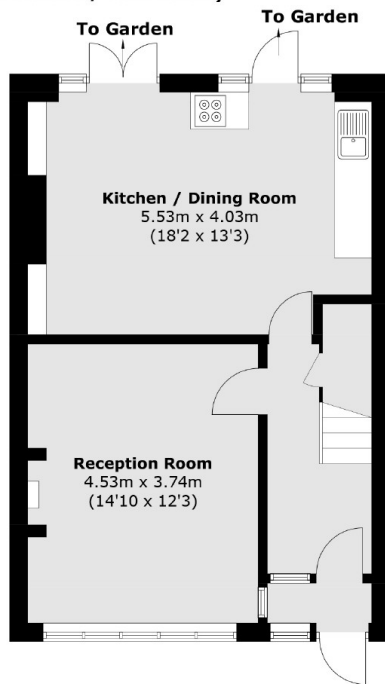
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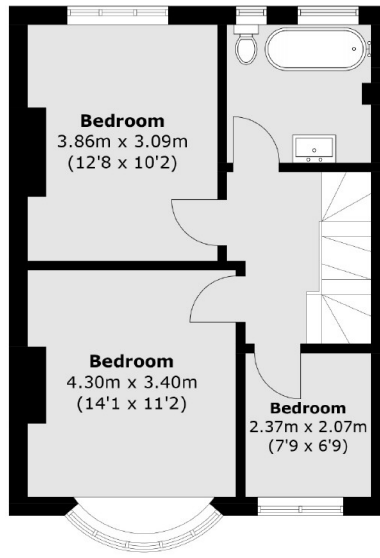
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**Second Floor**



**Ground Floor**



**First Floor**

Total area (approx.): 126.2 sq. m (1,358.4 sq. ft)

Garage: 12.9 sq. m (138.8 sq. ft)

Outbuilding: 8.0 sq. m (86.1 sq. ft)

(Excluding Eaves)