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Marmora Road, East Dulwich, SE22

£1,200,000

Freehold

Chain Free - Spacious and Characterful 6 Bedroom Family Home With Bags of Potential



### Local Transport

#### **Honor Oak Park**

Approx. 1km away

Destinations: **London**

**Bridge, London Victoria,**

**Shoreditch, Highbury &**

**Islington and Canada**

**Water (for connection to**

**Canary Wharf)**

#### **P12, 63, N63 & 363**

Approx: 200 metres away

Destinations: **Crystal**

**Palace, Peckham, Surrey**

**Quays, Kings Cross,**

**Blackfriars and**

**Farringdon.**

Six bedrooms

Driveway &  
Garage

Original features

90ft rear garden

This wonderful, Interwar house, which is being sold chain free, has bags of character and, with some further modernisation, would provide a spacious family home with an extensive garden in a great location. The house is situated at the end of a quiet leafy road of mostly Victorian, Edwardian and Interwar properties and is convenient for both Honor Oak and Peckham Rye rail stations as well as the green open spaces of Peckham Rye itself.

The current owners, who are relocating from London, are part way through renovation works on this lovely property. Much of the most expensive work has been done including a new roof, refurbishing and extending the existing first floor bathroom and redeveloping the second floor to create three bedrooms and a new bathroom as well as replacing all windows. Any new owners can, therefore, focus on cosmetic works to the first floor bedrooms and, if they wish, reconfiguring and updating the ground floor living space.

You enter the property, which is set back from the road, into an enclosed porch leading into the spacious hallway with period paneling and plate rack. Straight ahead of you is the dining room. This is a very generous room with sliding French windows looking onto the rear garden.



Opposite the dining room in the hallway is the lovely reception room. This impressive room has fully paneled walls to plate rack height and period detailing to the ceiling. There is period parquet flooring and a brick built fireplace with a small tiled hearth. A large bay window looks onto the front of the property and provides lots of natural light.



Proceeding from the reception room to the rear of the property you pass a large understair storage cupboard, which could provide scope for installation of a downstairs cloakroom, before entering the kitchen. The kitchen, which is in need of updating, is fitted with a range of white units with a grey marble effect worksurface. There is an integrated hob and double oven and space for a washing machine and dishwasher as well as a fridge freezer. The walls are part tiled with grey ceramic tiles and the floor is tiled. A fully glazed door and two casement windows look onto the garden from the kitchen.



Returning to the hallway you take the staircase to the first floor, passing on your way a beautiful original stained glass window. On the first floor landing you will find the bathroom and a separate WC as well as three double bedrooms.



The bathroom is very nicely fitted with Burlington period inspired pieces and has both a large walk-in shower enclosure, with overhead rainfall showerhead, and a bathtub. There is also a handbasin and low-level WC as well as a heated towel rail. This welcoming space also benefits from a useful, deep storage cupboard and underfloor heating. Next to the bathroom is the first of the double bedrooms that is being used as a playroom. This room has some built-in storage and a casement window looking onto the rear garden.



At the front of the property on the first floor there are the original main bedroom and an adjacent third bedroom. Both have beautiful long distance panoramic views of the London skyline and are double rooms, with the larger of the two also benefitting from a range of built-in storage.



From the first floor, landing, a new solid wood staircase with open balustrade leads up to the second floor. Here, on the landing, which has a large Velux roof window, you will find some eaves storage and the entrance to three further bedrooms and a bathroom. To the front at second floor level there is a generous double room. This has both a Velux roof window and also a large double Velux window that opens out to create a small covered balcony from the room with spectacular, expansive views of the London skyline stretching from the London Eye in the west to the O2 arena in the east.

At the rear of the property at second floor level are two further bedrooms, one of which has full height, bifold doors and a Juliet balcony looking out on to the rear garden. There is a connecting door between these two bedrooms providing scope for them to be made into a self-contained suite with a bedroom and any of a nursery, a dressing room or an ensuite bathroom should the new owners wish.



Adjacent to the third bedroom is the bathroom. This is very nicely fitted with a large walk-in shower enclosure, contemporary handbasin with built-in vanity unit and low-level WC. There is also a heated towel rail.

Externally the property benefits from a porch and both a front and rear garden. At the front of the property there is a raised garden with pathway, which is partly lawned and partly planted with shrubs and perennials. To the rear of the property there is a large south-west facing garden extending to more than 90 feet, which comprises a concreted patio area immediately in front of the house and an extensive garden which is mostly laid to lawn with a number of beds planted with a range of mature shrubs and fruit trees.


Next to the house, and approached through the front garden via the driveway, is a brick built single car garage.

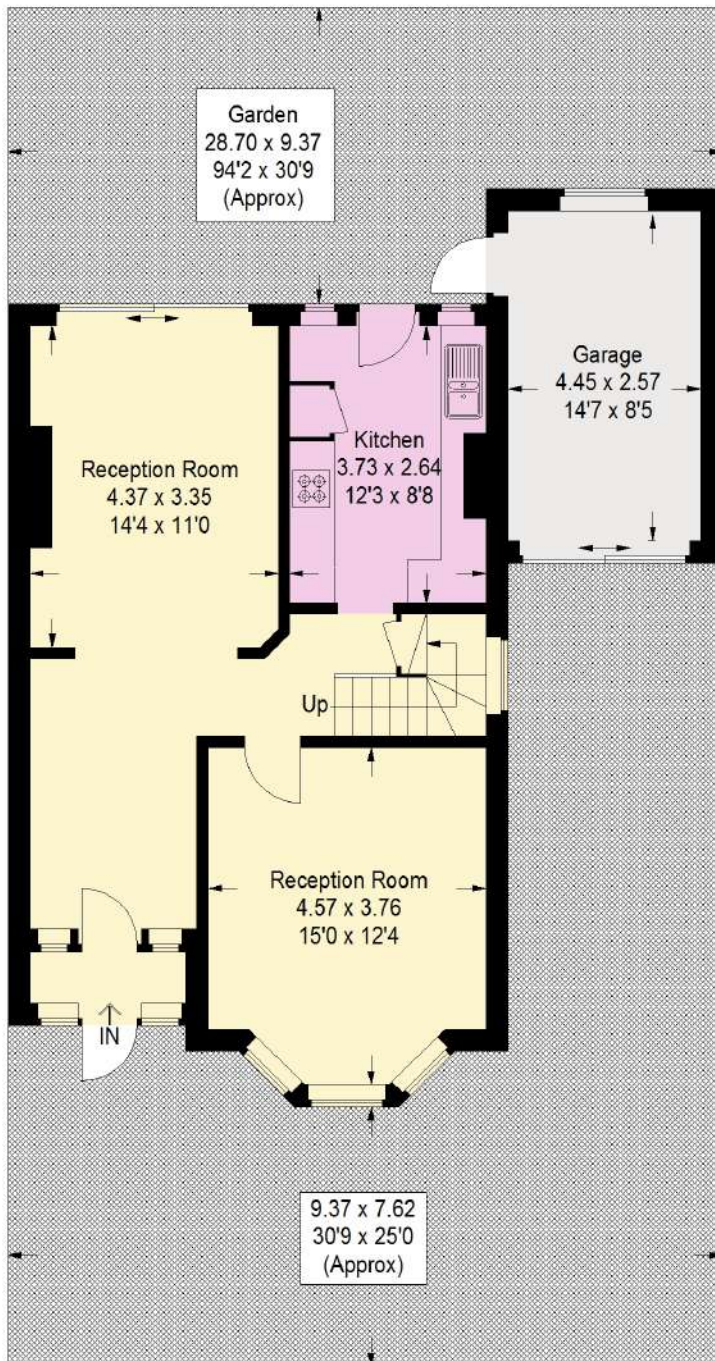
This is a wonderful and unique property with bags of potential and your early viewing is recommended.

# Marmora Road, SE22

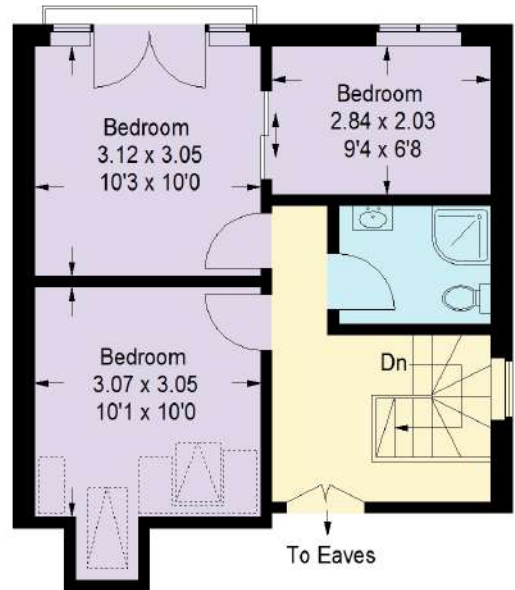
Approximate Gross Internal Area  
 Ground Floor = 60.4 sq m / 650 sq ft  
 First Floor = 57.1 sq m / 615 sq ft  
 Second Floor = 39.5 sq m / 425 sq ft  
 Garage = 12.2 sq m / 131 sq ft  
 Total = 169.2 sq m / 1821 sq ft



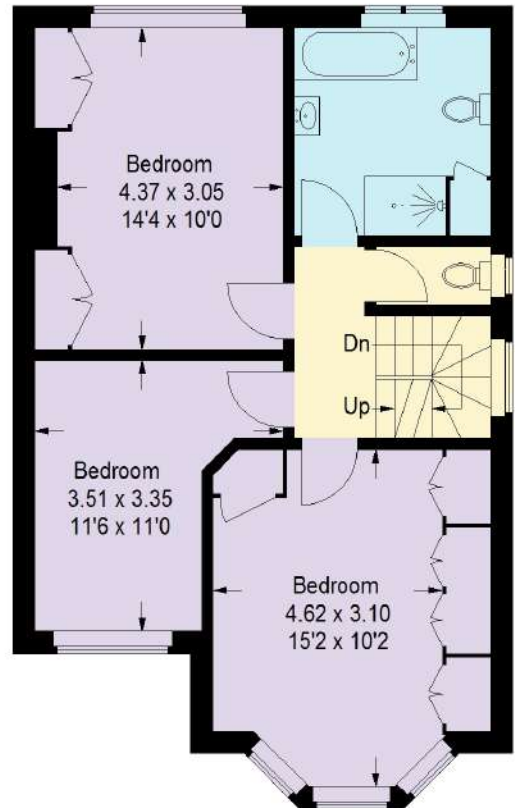
 = Reduced headroom below 1.5 m / 5'0"



**Ground Floor**



**Second Floor**



**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1019409)





Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		<b>81 B</b>
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>	<b>50 E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		

To arrange a viewing of this property please call us on 020 7737 8047 or visit [www.no-flies.co.uk](http://www.no-flies.co.uk) for further details.

Viewing strictly by appointment only with No-Flies.