

NO FLIES

Email: info@no-flies.co.uk

www.no-flies.co.uk

Contact us on 020 7737 8047

Ulverscroft Road, London, SE22

£865,000

Freehold

A beautiful, 3 double bedroom Victorian house in a marvellous East Dulwich location.



Local Transport

East Dulwich

Approx. 800m away
Destinations: London Bridge.

Denmark Hill

Approx. 1 mile away
Destinations: Victoria, Blackfriars, Kings Cross and Overground services connecting to the Jubilee Line.

P13, 37, 40, 176 & 185

Approx: 150 metres away
Destinations: Victoria, The West End, The City and Brixton.

Three bedrooms

CHAIN FREE

Great Location

Scope to extend (STTP)

If you are looking for a family home right in the heart of East Dulwich, this could be the property for you. This lovely house, which is currently tenanted, is being sold with vacant possession and chain free. It has been well maintained by the existing owner and well cared for by the tenants and so is ready to move into. It also offers scope (STPP) to extend the existing accommodation, as many neighbouring properties have done, with side return and loft extensions.

The house is located on Ulverscroft Road, which runs parallel to Lordship Lane between North Cross Road and Whateley Road in the centre of East Dulwich. So, on your doorstep, you have the pick of the many bars and restaurants on this very foodie oriented stretch of southeast London high street.

You are also excellently placed to pick up fresh produce from the weekly market on North Cross Road or from the local independent butchers, fishmongers or greengrocers for which this area is becoming increasingly known.

The property is within a short walk of Goose Green and Harris Academy state primary schools plus the Charter secondary school. It is also within the catchment area of Heber Primary school and within easy reach of James Allen's Prep school, Alleyn's School and the other independent schools for which Dulwich is renowned. So, whatever your education needs, this house fits the bill.

East Dulwich railway station (which provides direct services into London Bridge (c.13 mins)) is less than a 10 minute walk from the property and both Denmark Hill and Peckham Rye railway stations are a 15 minute walk or short bus ride away. At these stations you will find direct trains to Victoria and King's Cross stations and access to the London Overground services providing connections to the Jubilee line tube services to Canary Wharf. Frequent bus services are also available on Lordship Lane providing direct routes to destinations including Brixton, Victoria, Waterloo and The City.

You approach the property through the small front garden and enter, via a porch, into the hallway of the house, which retains some period ceiling plasterwork and a dado rail. There are stripped floorboards to the floor of the hallway which continue on throughout the remainder of the ground floor.

To your left in the hallway is the first of the reception rooms. This is an elegant and bright room with a wide bay looking out onto Ulverscroft Road. This lovely room also benefits from a large and impressive period cast-iron fireplace and has the high ceilings typical of properties of this age. Next along the hallway is the second reception room. This is, again, a spacious room with a casement window looking out onto the side return of the property.



Continuing along towards the rear of the property you pass a useful understair storage area to right before entering the kitchen diner. This is nicely fitted with a range of modern units. It has a built-in oven and hob as well as other freestanding appliances. From the kitchen diner a sash window looks out onto the side return of the property.

At the far end of the kitchen there is a doorway leading into a small vestibule from which there is access into both the bathroom and the garden. The bathroom is spacious and is fitted with a white three-piece suite comprising low level WC, hand basin and bath with over bath shower. There is also a large storage cupboard in the bathroom, which has been plumbed for a washing machine.

Returning to the hallway you take the stairs, with open balustrade, to the first half landing. Here you will find a separate cloakroom fitted with a low-level WC and handbasin as well as the first of the bedrooms. This first bedroom is a cosy double room with a casement window looking out to the side of the property.

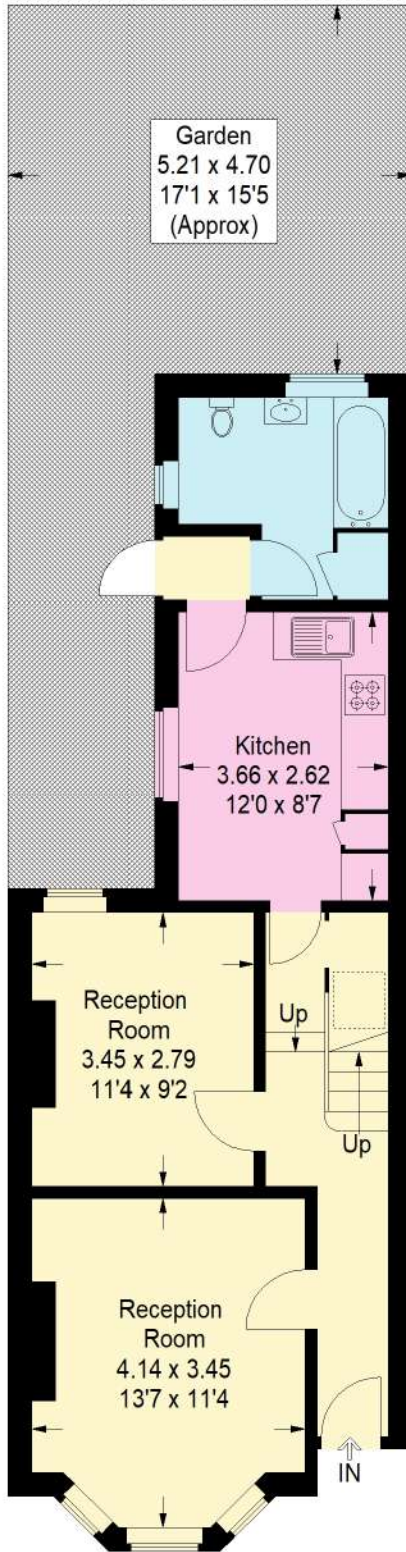
From the first half landing a further flight of three stairs leads up to the first floor proper. On this landing, you will find access to the loft space as well as to the second and third bedrooms. The first bedroom at this level is a comfortable double room with casement windows looking out onto the rear garden. At the front of the property at first floor level is the main bedroom, which spans the full width of the house and is, therefore, a very spacious double bedroom. This is a bright room with two sash windows looking out onto Ulverscroft Road.

Externally this lovely house has both a small front garden area and a pretty back garden, which comprises a side return and a rear garden comprising an area laid to Astroturf surrounded by beds, which are planted with a range of shrubs and perennials. The rear garden is the perfect spot for enjoying outdoor dining or entertaining during the warmer months and the side return provides scope (STPP) to follow the lead on neighbouring properties in extending the ground floor footprint of the property.


This is a fabulously located and well-maintained property and it is being sold chain free. Your early viewing is recommended.

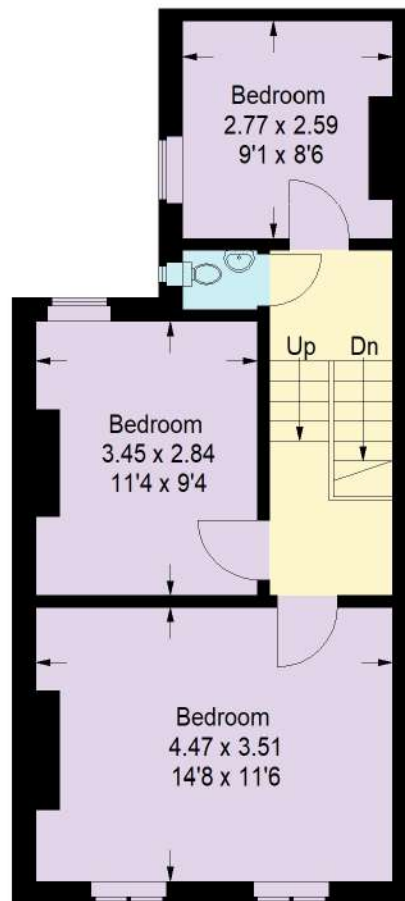
Ulverscroft Road, SE22

Approximate Gross Internal Area
91.7 sq m / 987 sq ft



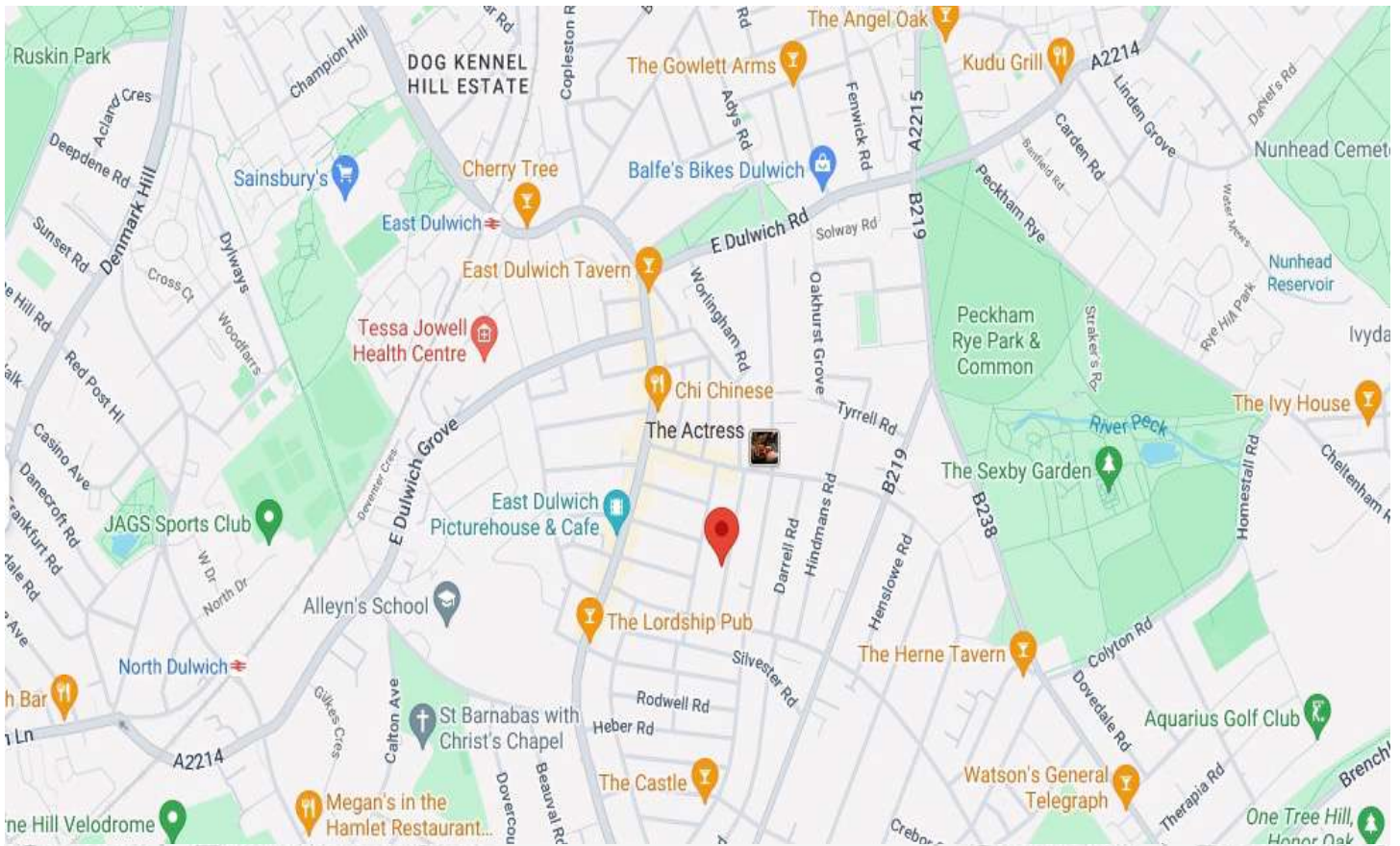
Ground Floor

 = Reduced headroom below 1.5 m / 5'0



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. (ID1079491)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

To arrange a viewing of this property please call us on 020 7737 8047 or visit www.no-flies.co.uk for further details.

Viewing strictly by appointment only with No-Flies.