

UNDERHILL ROAD, EAST DULWICH, SE22

FREEHOLD

£1,850,000



SPEC

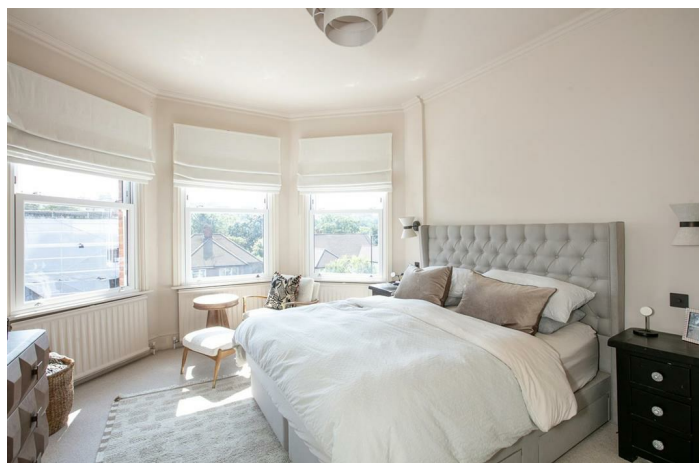
Bedrooms : 5
Receptions : 2
Bathrooms : 2

FEATURES

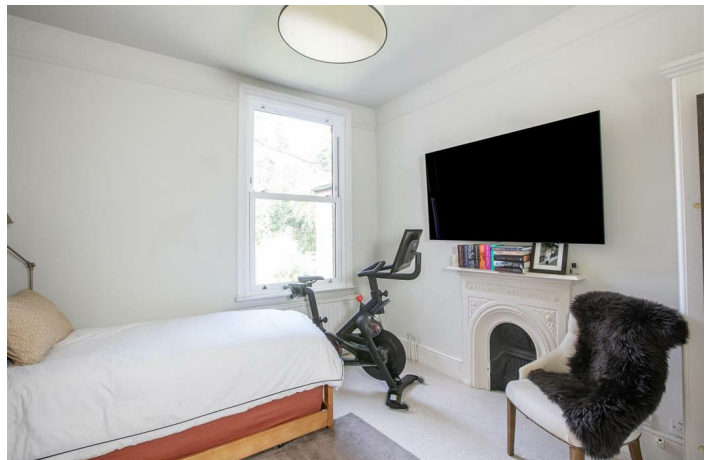
Beautiful Split-Level Garden
Off Street Parking
Impressive Kitchen Diner
Wonderful Original Features
Garage
Freehold



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FREEHOLD



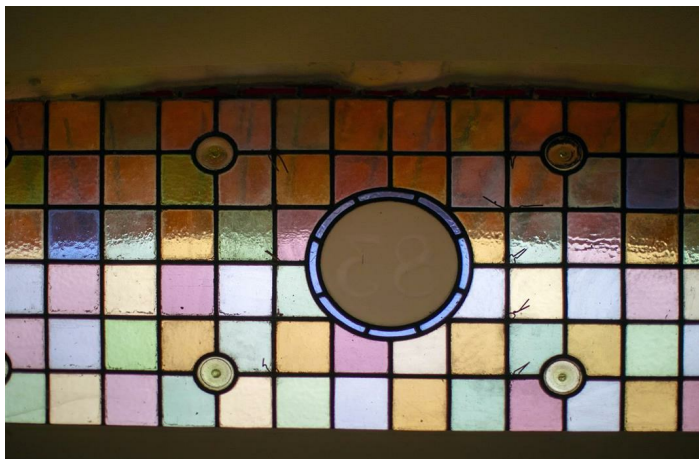
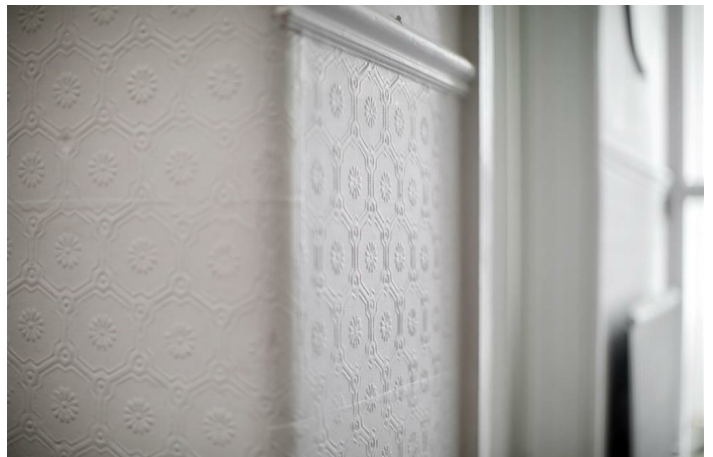
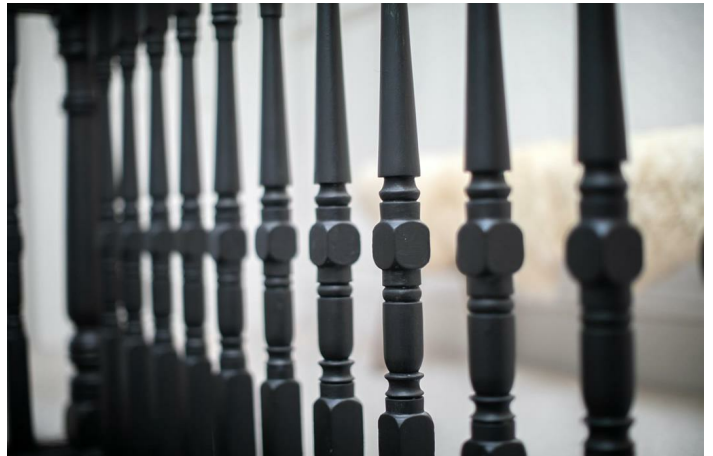
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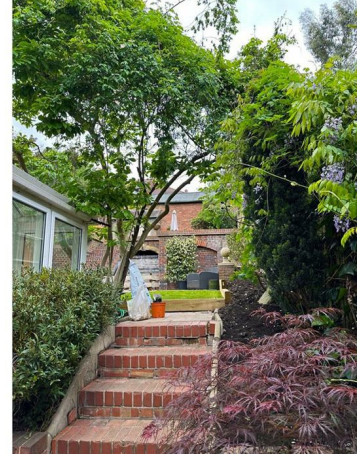
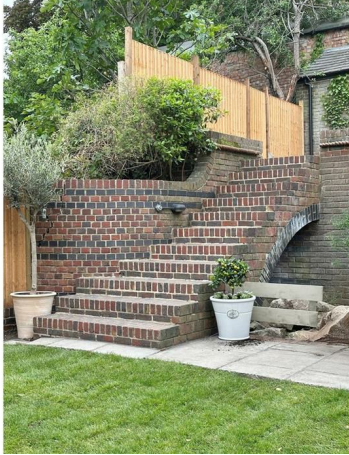
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Huge Four Bedroom Period Home with Study, Garage and Off-Street Parking.

This substantial and beautifully refurbished period home takes a commanding position above the leafy and sought after Underhill Road. Enjoying a larger than average proportion, the property retains a wealth of original charm including fireplaces, picture rails and cornicing. An expert and gentle contemporary reimagining delivers a wonderful kitchen/diner and adjoining conservatory. The accommodation further comprises a large double reception, three masterful double bedrooms, a large single bedroom, study/nursery, tasteful bathroom, utility room and guest wc. There's a garage with further storage space and a beautiful tiered rear garden with elegant curvier brickwork and raised patio. The location leaves you within easy reach of the much celebrated amenities of both East Dulwich and Forest Hill. Honor Oak Station is around 15 minute walk and will whisk you to Shoreditch in no time. You can hop on the Jubilee Line at Canada Water for links to every other line on the network!

The house, along with its similarly handsome neighbours, commands a lofty position elevated high above Underhill Road. A neat porch with original stained glass opens to a most elegant hall featuring cornicing and arched corbels. Rustic timber floors and neutral original wallpaper to dado level offer a timeless and sympathetic vibe. Wall lights add to the charm. A large double reception sits to the right with a wow-factor bay window supplying a flood of light. There is a fine feature mantle, wooden wall panelling, picture rails, cornicing and rear-facing French doors.

Further along the huge yet homely hallway you find access to the lower ground floor which hosts the garage and abundant storage. Beyond this, you ascend to a handy guest WC. Completing the ground floor is an exquisite kitchen/diner. Here you enjoy a vast marble topped island with breakfast bar, double oven, American fridge/freezer, pull-out larder, Miele induction hob and a wonderful built-in coffee unit. An adjoining conservatory frames garden views with a vaulted ceiling - it's the perfect spot for the dining table. To the far side of the kitchen, you find a utility space with laundry area and garden access. The garden rises to a nicely appointed lawn with plenty of mature greenery. From here beautifully sculpted curved brick stairs ascend on either side to a tiptop raised patio.

The first floor landing is wider than average and benefits from high ceilings and a large skylight. There is quality carpeting and more lovely wallpaper to dado rail level. Two separate recess storage cupboards will house towels and sheets. The master bedroom boasts tall bespoke wardrobes running onto two walls and a magnificent lofty streetscape through that bountiful front-aspect bay window. Bedroom two steals much the same aspect. It's a nicely sized single with cornicing and carpeting. Bedroom three is another large double. It has original fitted storage and a pretty feature fireplace and peers rear with leafy vibes. A side aspect study comes next along the hall and will make a fine nursery - depending on requirements. The slick family bathroom enjoys a contemporary freestanding bath, period style wash hand basin and a lovely walk-in shower which is crowned by another skylight. A final double bedroom benefits from a substantial proportion and a leafy dual aspect with more garden views.

Location? A few handy shops rest just on Wood Vale and include a newsagent and terrific butchers. Your nearest station is Honor Oak Park for the Windrush Line and trains to London Bridge - around 15 minute walk. Buses are in their many on Forest Hill Road and there are some nice gastro type pubs on this road too (try the Forest Hill Tavern or the Herne perhaps). For further eating and retail opportunities, fabulous East Dulwich (and well-loved Lordship Lane) and Forest Hill (the Sainsbury's here is good for shopping and cupboard filling). Green space? Peckham Rye, One Tree Hill and Horniman Gardens are all seriously close for a walk or a kick-about.

Historic subsidence repairs were completed in 2021. A Certificate of Structural Adequacy is available, and the property is currently insured.

Tenure: Freehold

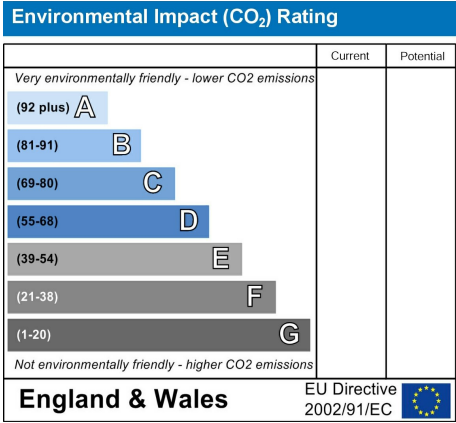
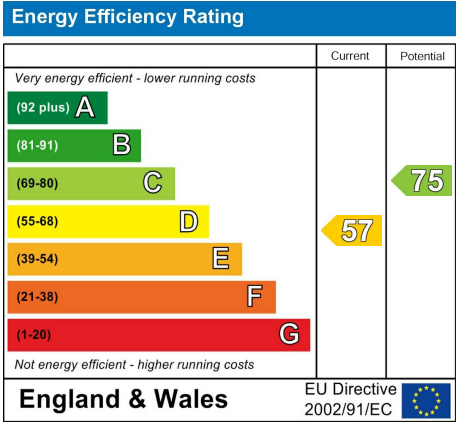
Council Tax Band: F



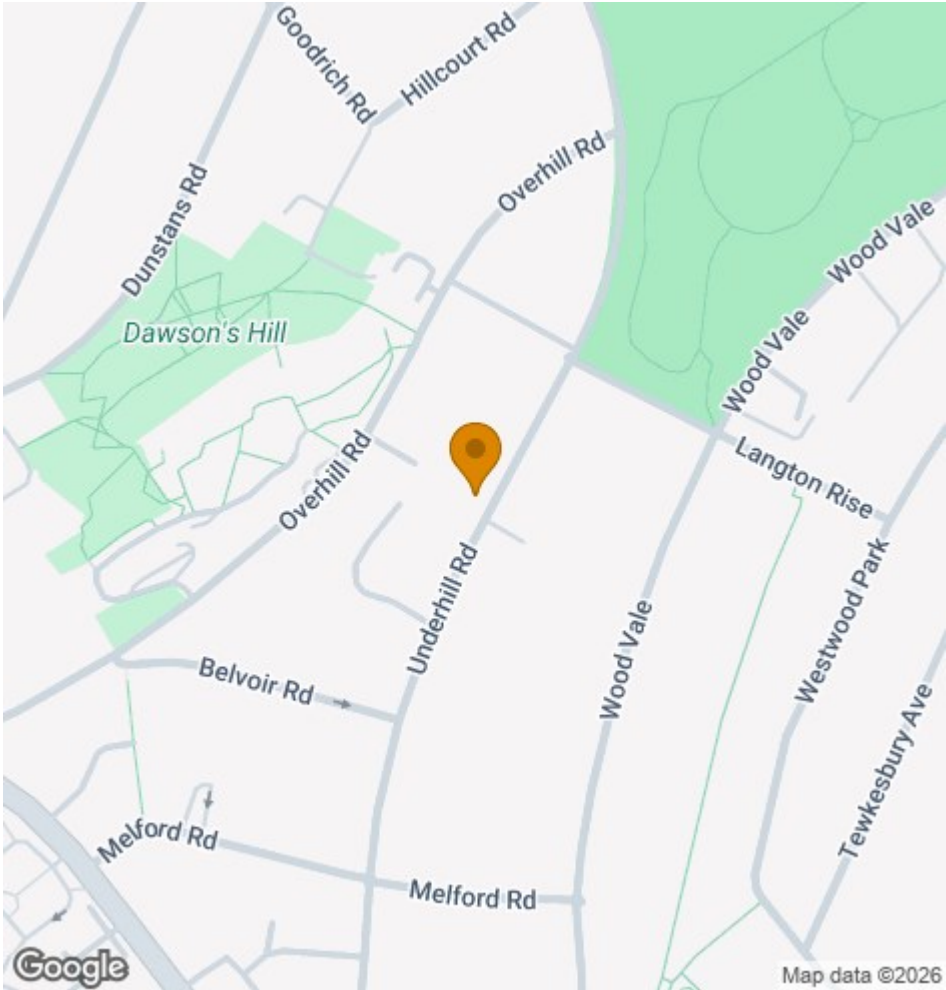
TOTAL APPROX.FLOOR AREA

Approximate Internal Area :- 228.91sq m / 2464 sq ft
Measurements for guidance only / not to scale

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All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.



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