



Fellbrigg Road, SE22 | £1,300,000

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# In General

- Four double bedrooms
- Two bathrooms
- Over 1,530 Sq Ft of internal space
- Good condition throughout
- Potential to kitchen-extend (STPP)
- Gorgeous 49-ft garden
- Desirable, residential road

# In Detail

Charming, characterful and beautifully-bright loft-extended family home on this desirable residential street in the heart of East Dulwich, SE22.

Fellbrigg Road is enviably-located for the independent shops, restaurants, bars and coffee shops of Lordship Lane and North Cross Road as well as a choice of gorgeous parks and green spaces nearby. There are a host of excellent primary, secondary and private school options. There are strong transport links into The City and West End from East Dulwich station (0.7 miles) and Peckham Rye station (1.2 miles) as well as bus/cycle routes through the neighbouring Herne Hill, Dulwich Village and Denmark Hill.

Boasting over 1,530 Sq Ft of internal space that has been lovingly maintained and modernised by the current owner - having lived here for over 30 years. There is a gorgeous 24-ft bay-fronted double reception with a feature fireplace and high ceilings. There is a 21-ft kitchen-breakfast room that opens out through the side return and onto a stunning, mature 49-ft garden.

Upstairs is the family bathroom and are four comfortable double bedrooms including the 16-ft bay-fronted principal bedroom with built-in wardrobes and the 19x11 ft loft bedroom which enjoys the en-suite shower room.

Early viewing recommended.

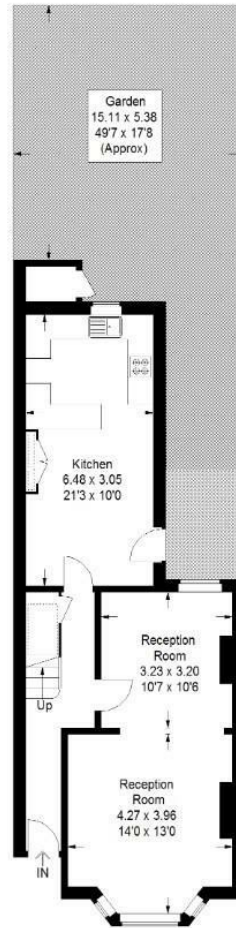
EPC: C | Council Tax Band: D



# Floorplan

Fellbrig Road, SE22

Approximate Gross Internal Area  
(Excluding External Store)  
142.8 sq m / 1537 sq ft



Ground Floor



Second Floor



First Floor

= Reduced headroom below 1.5 m / 5'0"

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Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C			
55-68) D			
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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