



Frogley Road, SE22 | £1,250,000

02087028222

eastdulwich@pedderproperty.com

pedder
We live local



In General

- Four bedroom
- Two bathroom
- Over 1,400 Sq Ft
- Excellent condition throughout
- Desirable, residential road
- 20-ft landscaped garden

In Detail

CHAIN FREE - Stunning, spacious and beautifully-bright fully extended family home on this desirable, residential street in the heart of East Dulwich.

Frogley Road is enviably located for the independent shops, bars, coffee shops and restaurants of Lordship Lane and North Cross Road as well as a choice of excellent parks and green spaces nearby. There are strong primary, secondary and private school options as well as access into The City and West End from East Dulwich station (0.4 miles) and Peckham Rye station (1.1 miles) with bus/cycle routes through the neighbouring Dulwich Village, Herne Hill and Denmark Hill.

Boasting just over 1,400 Sq Ft of internal space, the end of terrace flat-fronted Victorian property has been wonderfully extended and remodelled by the current owner to their own exacting standards. There is a sumptuous 18x15 ft kitchen diner which opens out through bespoke crittall-style doors onto the gorgeous 20-ft landscaped garden.

The show-stopping principal suite on the top floor is 20x13 ft has an open-plan bathroom and separate stand-up shower and lots of lateral light. There are three further double bedrooms, one with an en-suite shower and the family bathroom.


EPC: E | Council Tax Band: D

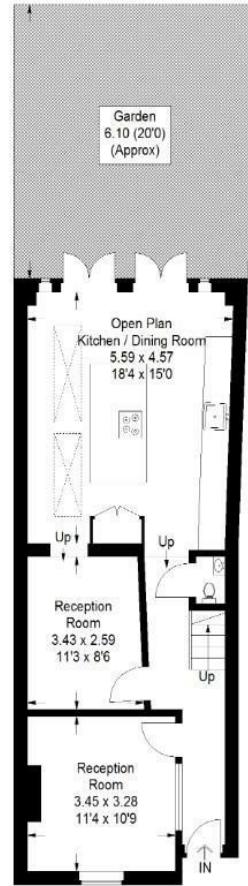


Floorplan

Frogley Road, SE22

Approximate Gross Internal Area
130.2 sq m / 1401 sq ft

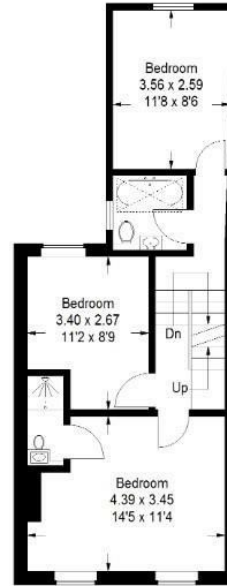
 = Reduced headroom
below 1.5 m / 5'0"



Ground Floor

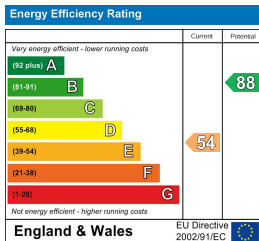


Second Floor



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. (ID1222518)



Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.