Wooster & Stock

DUNSTANS ROAD, EAST DULWICH, SE22

FREEHOLD

GUIDE PRICE £1,250,000 - £1,350,000







SPEC

Bedrooms : 4
Receptions : 2
Bathrooms : 3

FEATURES

Newly Refurbished
Three Bright Stylish Floors
Huge Kitchen Extension
Spacious Loft Conversion
Freehold













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Impressively Refurbished Four Bedroom Victorian Home on Popular Mature Street - CHAIN FREE.

The paint is literally drying on this elegant refurbishment! Enjoying tasteful styling, period charm and a fantastic modernised layout, the property seriously ticks all the boxes. Over three and a half spacious floors you're treated to four fab bedrooms (master ensuite), a lush double reception, vast full-width kitchen/diner extension, shower room, bathroom and wc. There's a generous rear garden for summer gatherings too! The property is primed to benefit from both the bustle of 21st century Peckham and the peace of a popular, mature, tree-lined Victorian Street. From here you can stroll to a seemingly endless list of social attractions. Peckham and East Dulwich are jam packed with bars, boutiques, restaurants and night life. Peckham Rye Park is but two minutes on foot and you're within a 10 minute ramble of Peckham Rye Station for swift services to London Bridge, Blackfriars, Elephant & Castle, Clapham and Canada Water for the Jubilee Line. East Dulwich Station is around 12 minute walk for further services.

The front garden is bordered with handsome period-style railings and matching gate. A recessed portico entrance opens to your hall which is bright and enjoys high ceilings. To the right you meet the double reception which dips front into a lovely bay window. There's a handsome period style feature fireplace flanked on either side by bespoke storage. A rear formal dining room supplies more entertaining space. There's a handy wc at the rear of the hall preceding the magnificent kitchen/diner extension. This sprawls to the full width of the property to afford unbeatable dining, lounging and cooking space. The tasteful cabinets are plentiful, running generously on two walls to include a full range of integrated appliances. Two large skylights afford tonnes of daylight as do tri-fold glass doors which open full width for maximum airiness. Outside you find a well proportioned paved garden.

Upward to the rear return you find the first of your four bedrooms - a rear-facing double with neutral styling. Next to this sits a semi-tiled bathroom with fresh contemporary suite. The master bedroom fronts the street through two large windows. Along the left wall you find mirrored sliding wardrobes and an integrated desk/vanity unit. Adjoining to the rear is a dishy ensuite shower room. Bedroom three sits on the upper return. This also has deep recessed storage and lofty views rear over the garden. A final climb rewards with bedroom four - another lovely double. A long loft storge space will conceal a million sins and there's a shower room just next door.

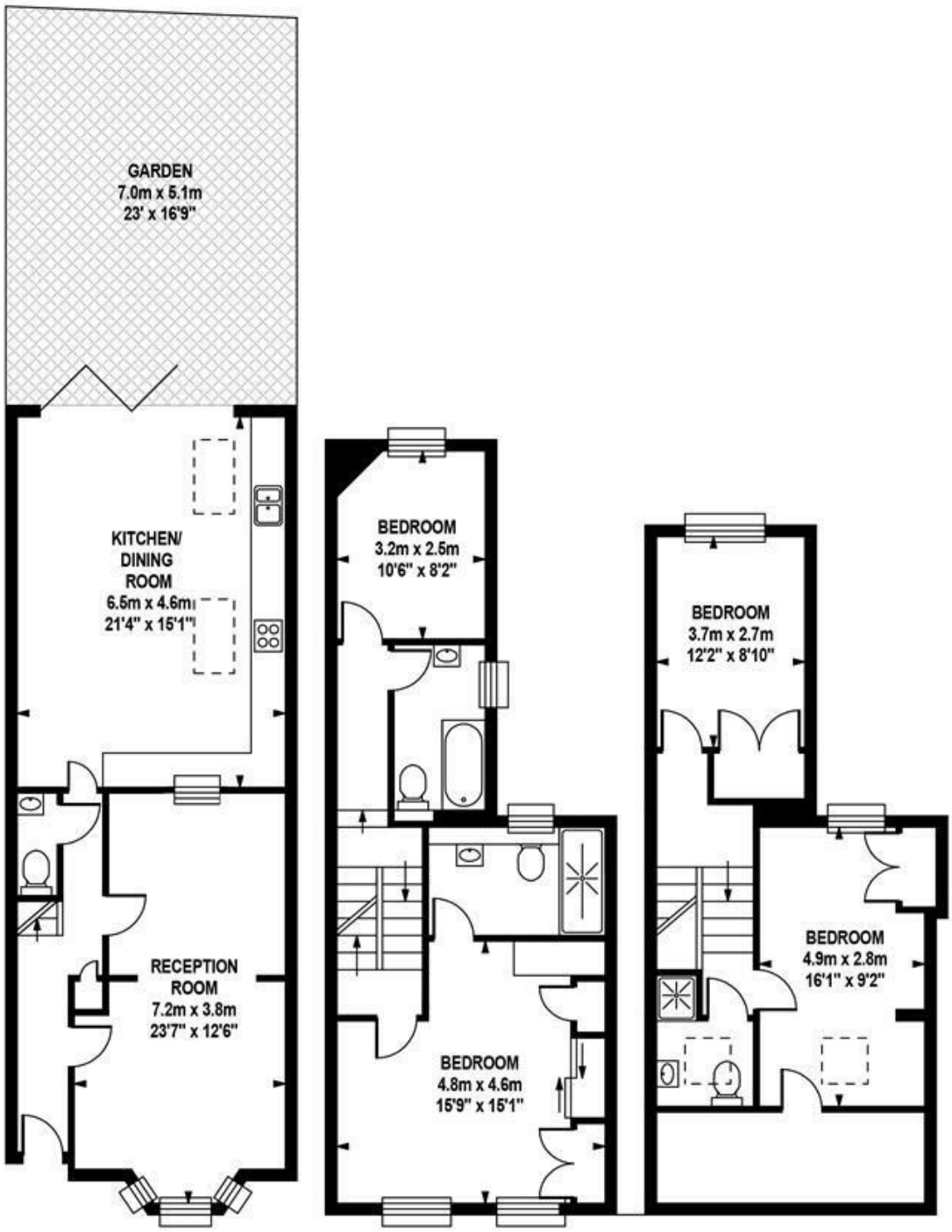
The area is simply awash with social endeavours. The much loved East Dulwich Tavern offers friendly beers and summer fun. The Palmerston and Franklins are great for some classy nosh and Franco Manca does the best pizza in town. William Rose butcher is widely loved and we often visit the Moxon's fish mongers. A great selection of curry houses and some fab little cafes to meet your mates. Even closer is the much-loved Herne Tavern! There's an M&S both near East Dulwich station and on Lordship Lane and the East Dulwich Picture House is a fine spot for some flicks. Services from East Dulwich Station will whisk you to Crystal Palace, Beckenham, Peckham and London Bridge. Peckham supplies a flood more social attractions and culinary delights. We love Ganapati and the Begging Bowl in wonderful Bellenden Village. Goose Green is a stone's throw for some outside R&R and you have the very lovely Peckham Rye and Park literally seconds away.

Tenure: Freehold

Council Tax Band:

DUNSTANS ROAD SE22

FREEHOLD



GROUND FLOOR

Approximate Internal Area :-
62.61 sq m / 674 sq ft

FIRST FLOOR

Approximate Internal Area :-
48.55 sq m / 519 sq ft

SECOND FLOOR

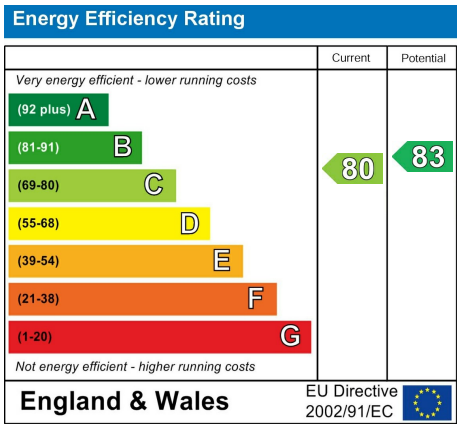
Approximate Internal Area :-
44.59 sq m / 480 sq ft

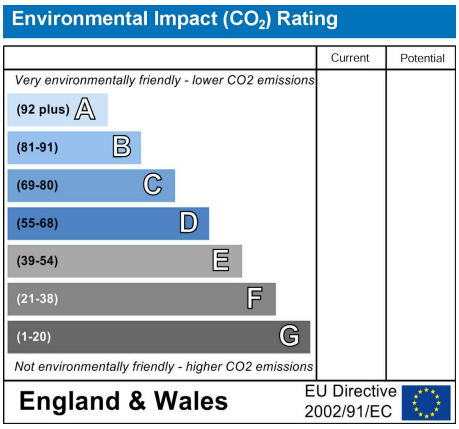
TOTAL APPROX.FLOOR AREA

Approximate Internal Area :- 155.42sq m / 1673 sq ft
Measurements for guidance only / not to scale

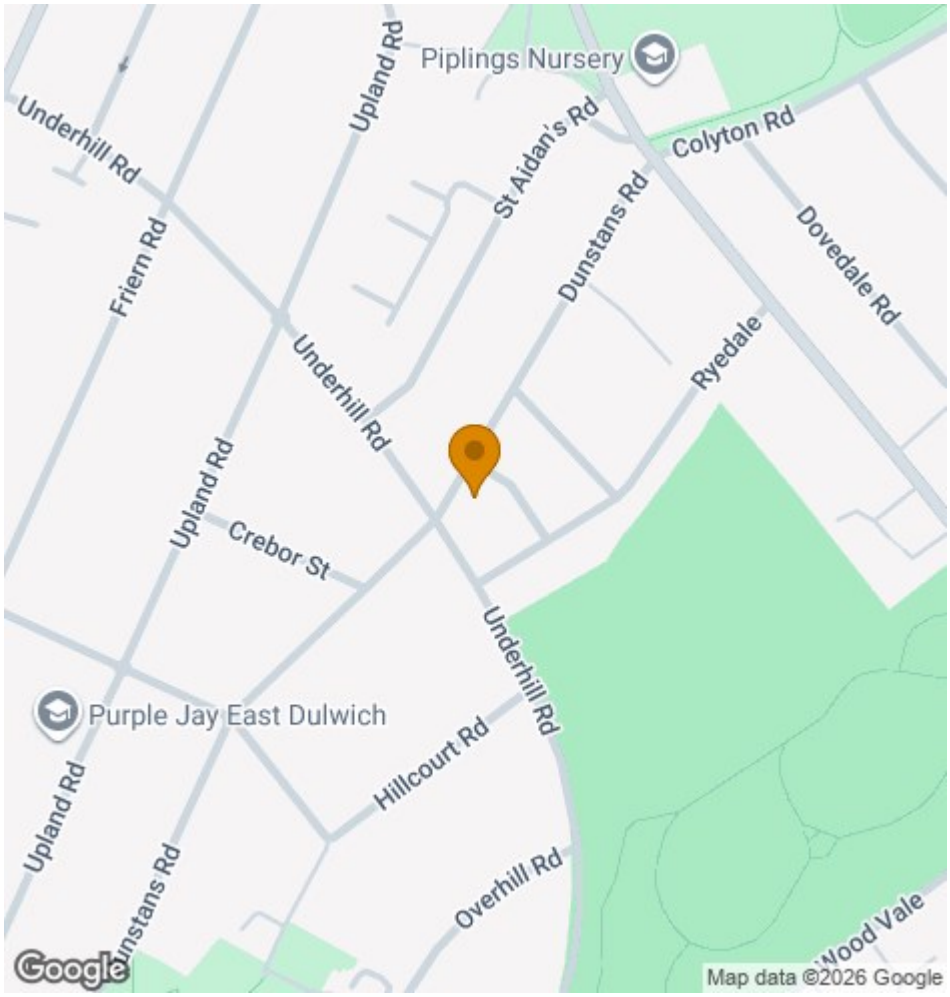
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All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services,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



Wooster & Stock

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