



Buxted Road, SE22 | Guide Price £550,000

02087028222

eastdulwich@pedderproperty.com

pedder
We live local



In General

- Two bedroom
- Freehold house
- Desirable, residential cul-de-sac
- Off-street parking
- Over 600 Sq Ft
- Gentle modernisation required

In Detail

Guide Price £550,000 - £575,000. CHAIN FREE - Charming two bedroom freehold house on this desirable cul-de-sac ideally located between East Dulwich and North Dulwich.

Buxted Road, part of the Abbotswood Road development, is enviably located for the strong transport links into The City and West End from East Dulwich station (0.2 miles) and Denmark Hill station (0.8 miles) as well as bus/cycle routes through the neighbouring Dulwich Village, Herne Hill and Peckham Rye.

There are a host of independent shops, bars, restaurants and coffee shops nearby on Lordship Lane and Bellenden Road - as well as the famous Dulwich Hamlet FC at Champion Hill, and a choice of gorgeous parks and green spaces.

Boasting over 600 Sq Ft of internal space; the property has been well-maintained but would benefit from some gentle modernisation throughout. There is a 15x11 ft reception room with a separate 11x9 kitchen that opens out onto the 38-ft landscaped garden with mature beds. Upstairs are two bedrooms, a family bathroom and access to the loft.

Early viewing recommended.

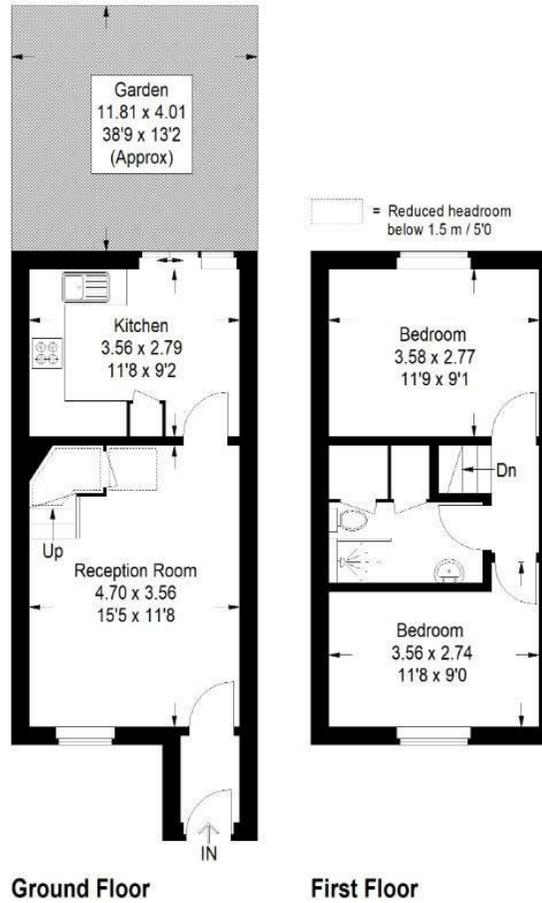
EPC: D | Council tax band: D



Floorplan

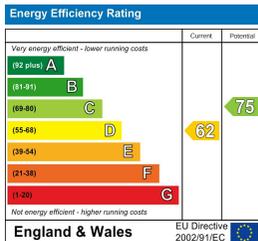
Buxted Road, SE22

Approximate Gross Internal Area
56.3 sq m / 606 sq ft



Copyright www.pedderproperty.com © 2025

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. 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.



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.