



## UNDERHILL ROAD

East Dulwich, SE22



# BRIGHT AND ENCHANTING FAMILY HOME

This incredibly special Victorian semi-detached house offers over 2,200 sq ft of living space, benefitting from off-street parking, stunning original features throughout and a lengthy garden, as well as a roof terrace.



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Local Authority: London Borough of Southwark

Council Tax band: F

Tenure: Freehold

Guide Price: £1,800,000



## AN ABUNDANCE OF PERIOD CHARM

Inside, the atrium-style entrance hallway leads through to the dual front reception rooms, where breathtakingly intricate cornicing, statement fireplaces and high ceilings compliment the bright and airy space. Moving through to the rear of the house past the convenient guest WC, the beautiful hand-painted kitchen and dining area connects to a lovely conservatory overlooking the north-east facing garden. Outside comprises a patio terrace, pergola, pond, a garden shed and extensive lawn.

A sweeping staircase leads upstairs to first floor where three bedrooms are serviced by a family bathroom, including a principal bedroom with its own en suite shower room. The bedroom at the rear currently used as a study benefits from a skylight and opens out onto a roof terrace overlooking the serene greenery of the garden.

Two further impressive bedrooms can be found on the second floor as well as a final family bathroom.











## LOCATION

Underhill Road is ideally situated in East Dulwich, an area known for its family-friendly community and excellent amenities. Located close to Lordship Lane, you'll find an array of independent shops, cafes, restaurants, and boutiques. The Horniman Museum is also in close proximity.

Dulwich Park, Horniman Gardens, Sydenham Woods and Crystal Palace Park offer scenic green spaces perfect for walks, picnics and sports. Families will also appreciate the proximity to Dulwich Village, as well as the renowned Dulwich College, James Allen's Girls School and Alleyn's School, all highly regarded independent schools. In addition, there are excellent state school options including Horniman Primary School and The Charter School East Dulwich.

Transport links are excellent, with East Dulwich station providing direct trains to London Bridge. Nearby Forest Hill station also offers services on the Overground, connecting to central London, Shoreditch, and Clapham Junction. Multiple bus routes serve the area, making commuting and city access convenient for residents.





Approximate Gross Internal Area = 210.18 sq m / 2262 sq ft

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. (ID767266)



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