



HEBER ROAD, EAST DULWICH, SE22
£850,000 FREEHOLD

**A BEAUTIFUL THREE-BEDROOM VICTORIAN
HALF-HOUSE LOCATED ON A RESIDENTIAL
ROAD IN THE CENTRE OF EAST DULWICH.**

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DESCRIPTION:

A beautiful three-bedroom Victorian half-house located on a quiet residential road in the centre of East Dulwich. The property comprises three bedrooms, two bathrooms, large open-plan kitchen/reception area with doors leading to an easily maintained garden. The location offers easy access to the bars, restaurants, and local amenities on Lordship Lane and the wide-open space of Dulwich Park and Peckham Rye Park. Transport links are provided via East Dulwich with connections to London Bridge or Denmark Hill/ Peckham Rye for the overground.

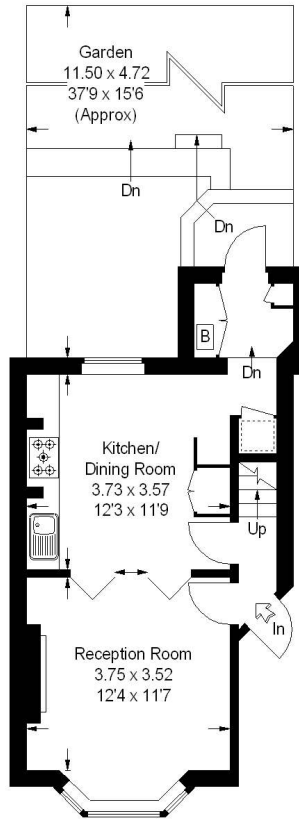
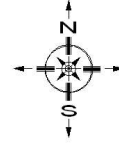
AT A GLANCE

- Three Bedrooms
- Victorian Terraced House
- Large Open-Plan Kitchen/Reception Room
- Two Bathrooms
- Garden
- Freehold
- Chain Free

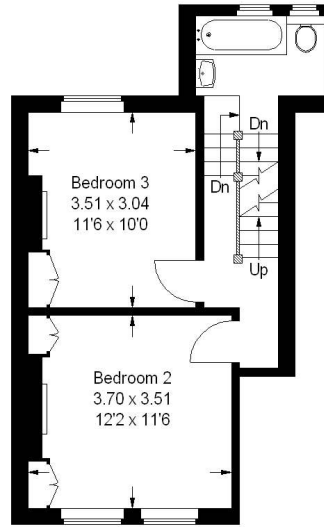


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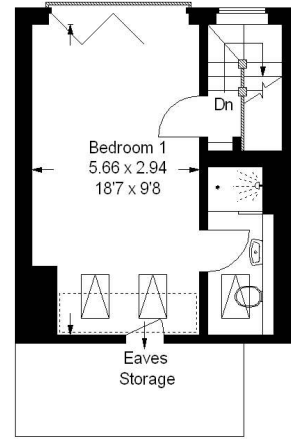
Approximate Gross Internal Area :-
94 sq m / 1012 sq ft



Ground Floor



First Floor



Second Floor

= Reduced headroom below 1.5 m / 5'0

FLOORPLANZ © 2012 0845 6344080 Ref 92434

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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