

Crystal Palace Road, East Dulwich, London, SE22

5 2 2

£1,800,000 *Offers in excess of - Freehold*

This impressive detached home is ideally positioned in the heart of East Dulwich. Finished to a high standard, with quality fixtures and fittings throughout, the property offers exceptional space and versatility, featuring five bedrooms, two reception rooms, two bathrooms and a separate WC, arranged over three well-proportioned floors.

A particularly spacious landing enhances the sense of light and openness, while the layout is perfectly suited to modern family living, home working and entertaining. To the rear, an outstanding 120ft garden provides a fantastic outdoor space and a real highlight of this exceptional home.

KEY FEATURES

- Five-bedroom family home
- Arranged over three floors
- Impressive 1,749 sq. ft. of living accommodation
- Large wraparound garden
- Close to the independent shops, cafés, restaurants and pubs of Lordship Lane
- Within easy reach of Peckham Rye Park and Goose Green
- Convenient for local schools
- Excellent transport links, including East Dulwich station and local bus routes





Dulwich

020 8299 2722 | dulwich@winkworth.co.uk

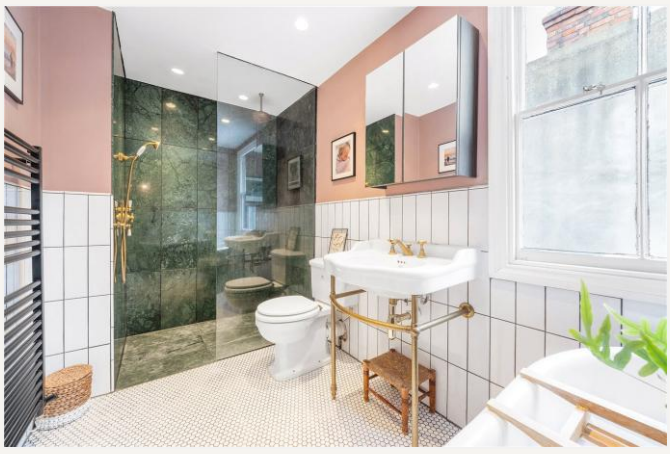


At the heart of the property is a beautifully considered bespoke kitchen, thoughtfully designed to maximise storage while combining practicality with style. The kitchen and dining area creates a distinct yet sociable space for everyday family life and entertaining. Crittall-style doors open out towards the garden, allowing the interior and exterior spaces to connect seamlessly during the warmer months. Alongside the generous kitchen and dining areas, a separate utility room adds further convenience, while the arrangement lends itself perfectly to al fresco dining, summer gatherings and larger-scale entertaining.



The house retains a number of considered design features, including a bespoke wraparound bannister, carefully designed to maintain the natural flow and continuity of the interior, alongside cast iron radiators throughout and a functional fireplace that adds character and warmth to the living space. Ready to move into, the property offers an appealing balance of thoughtful design, practical family accommodation and scope for its next owner to introduce their own personal touches.

One of the property's standout features is its impressive 120-foot garden, offering an exceptional amount of outdoor space for a home of this kind. Thoughtfully arranged into distinct zones, the garden provides ample room for outdoor dining, entertaining, barbecues, children's play and quieter areas to relax. The Crittall doors create a natural connection between the house and garden, making the space particularly well suited to hosting friends and family. There is also exciting potential to explore the addition of an outbuilding or annex, subject to the necessary planning permissions and consents. Adding a further layer of character and local interest, an old bomb shelter has been preserved within the garden, serving as a distinctive reminder of the area's history. The master bedroom also offers beautiful dressing room space.



The location is particularly appealing for families, with a good selection of nurseries, primary and secondary schools nearby, offering options for children throughout their education. The area also provides access to both state and independent schooling, making it an attractive choice for families looking to settle for the longer term. The independent shops, cafés, restaurants and traditional pubs along the popular Lordship Lane are within easy reach, while Bellenden Road offers a further selection of independent businesses and local amenities.

For those who enjoy spending time outdoors, Peckham Rye Park and Goose Green provide welcome green spaces for weekend walks, exercise and family outings. The property is also well positioned for enjoying the wider neighbourhoods of East Dulwich, Peckham and Denmark Hill, each offering its own mix of amenities, green spaces and community atmosphere.

Transport connections are convenient, with East Dulwich railway station providing links into central London and Denmark Hill offering additional rail and London Overground services. A selection of local bus routes also serves the surrounding area, providing connections throughout East Dulwich and neighbouring parts of South London.

Combining generous proportions, five-double bedroom accommodation, thoughtful bespoke design and an exceptional 120-foot garden with exciting potential for further enhancement, this is a distinctive family home in a sought-after East Dulwich location. Offering character, versatility and space to grow, it presents a fantastic opportunity for buyers seeking a home that works beautifully for modern family life while retaining its own unique sense of history and individuality.



MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band: E

EPC rating: E



Mobile phone coverage:

EE (Good outdoor and in-home)

Three (Good outdoor and in-home)

O2 (Good outdoor and in-home)

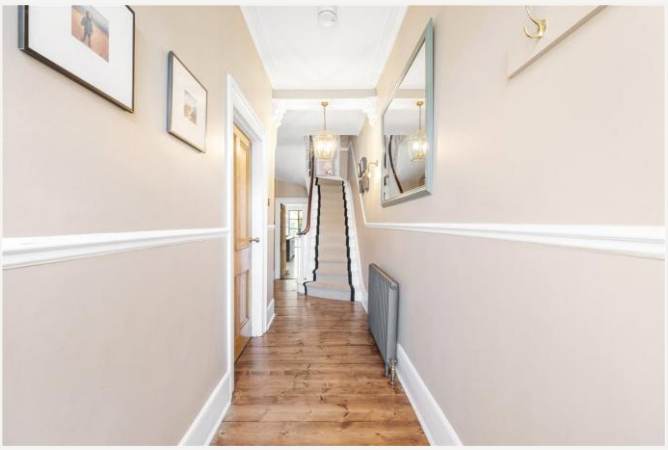
Vodafone (Good outdoor and variable in-home)

(Potential purchasers are advised to seek their own advice as to the suitability of the services and mobile phone coverage, the above is for guidance only.)

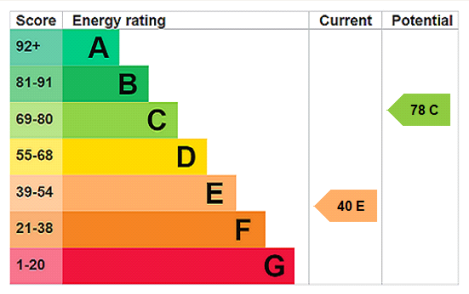
Flood Risk: Very low risk of surface water flooding / Very low risk river and sea flooding **(Information supplied by gov.uk and tenants are advised to seek their own legal advice)**

Available Broadband:

Full Fibre Broadband



Floor plan: Whilst every attempt has been made to ensure accuracy, all measurements are approximate and not to scale. The floor plan is for illustrative purposes only.



For more information, scan the QR code or visit the link below

https://www.winkworth.co.uk/sale/property/DUL170214



Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



Dulwich

020 8299 2722 | dulwich@winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.