Dovedale Road, East Dulwich, London, SE22

3 2 1

£1,200,000 *Freehold – (offers in excess of)*

Offering over 1,200 sq. ft. of versatile living accommodation arranged over two floors, this charming three-bedroom home combines generous proportions, period character and excellent access to some of South East London's most sought-after green spaces and amenities.

KEY FEATURES

- Over 1,200 sq. ft. of living accommodation
- Open-plan kitchen and dining area
- Good-sized private rear garden
- Natural wood flooring throughout the ground floor
- Abundance of natural light
- Characterful and charming throughout
- Family bathroom plus separate WC
- Close to Peckham Rye Park and Dulwich Park
- Excellent local amenities on Lordship Lane and in Honor Oak
- Excellent transport links via Honor Oak Park and East Dulwich stations

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Upon entering the property, you are welcomed by a spacious reception room, providing a comfortable and inviting setting for both relaxing and entertaining. The ground floor continues into an impressive open-plan kitchen and dining area, creating a sociable heart to the home and offering an excellent space for modern family living.

The kitchen and dining area opens directly onto a good-sized private rear garden, providing a wonderful extension of the living space and an ideal setting for outdoor dining, entertaining or simply enjoying the warmer months. The ground floor benefits from natural wood flooring throughout, adding warmth, character and a rustic charm that complements the property's overall feel.

Upstairs, the accommodation comprises three well-proportioned bedrooms, together with a family bathroom and separate WC. The bedrooms provide flexibility for family living, guests or home working. There is also a possibility to extend into the loft space with planning permission.

Throughout the property there is an abundance of natural light and character, with the generous proportions and warm finishes creating a welcoming atmosphere. The combination of spacious interiors, a private garden and attractive period features makes this an appealing home for those looking for both character and practical family accommodation.

The property is ideally positioned for enjoying the best of the surrounding area. For those who enjoy the outdoors, both Peckham Rye Park and Dulwich Park are within easy reach, providing extensive green open spaces for walking, leisure and recreation.

A selection of independent shops, cafés, restaurants and everyday amenities can be found along Lordship Ln, while the amenities of Honor Oak are also close by, giving residents a varied choice of places to shop, eat and socialise.

MATERIAL INFORMATION

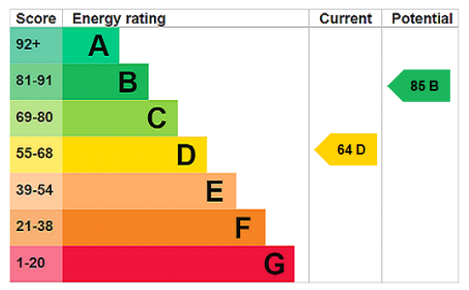
Tenure: Freehold
Council Tax Band: E
EPC rating: D

Mobile phone coverage:
EE (Good outdoor and in-home)
Three (Good outdoor and in-home)
O2 (Good outdoor and in-home)
Vodaphone (Good outdoor and 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)

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

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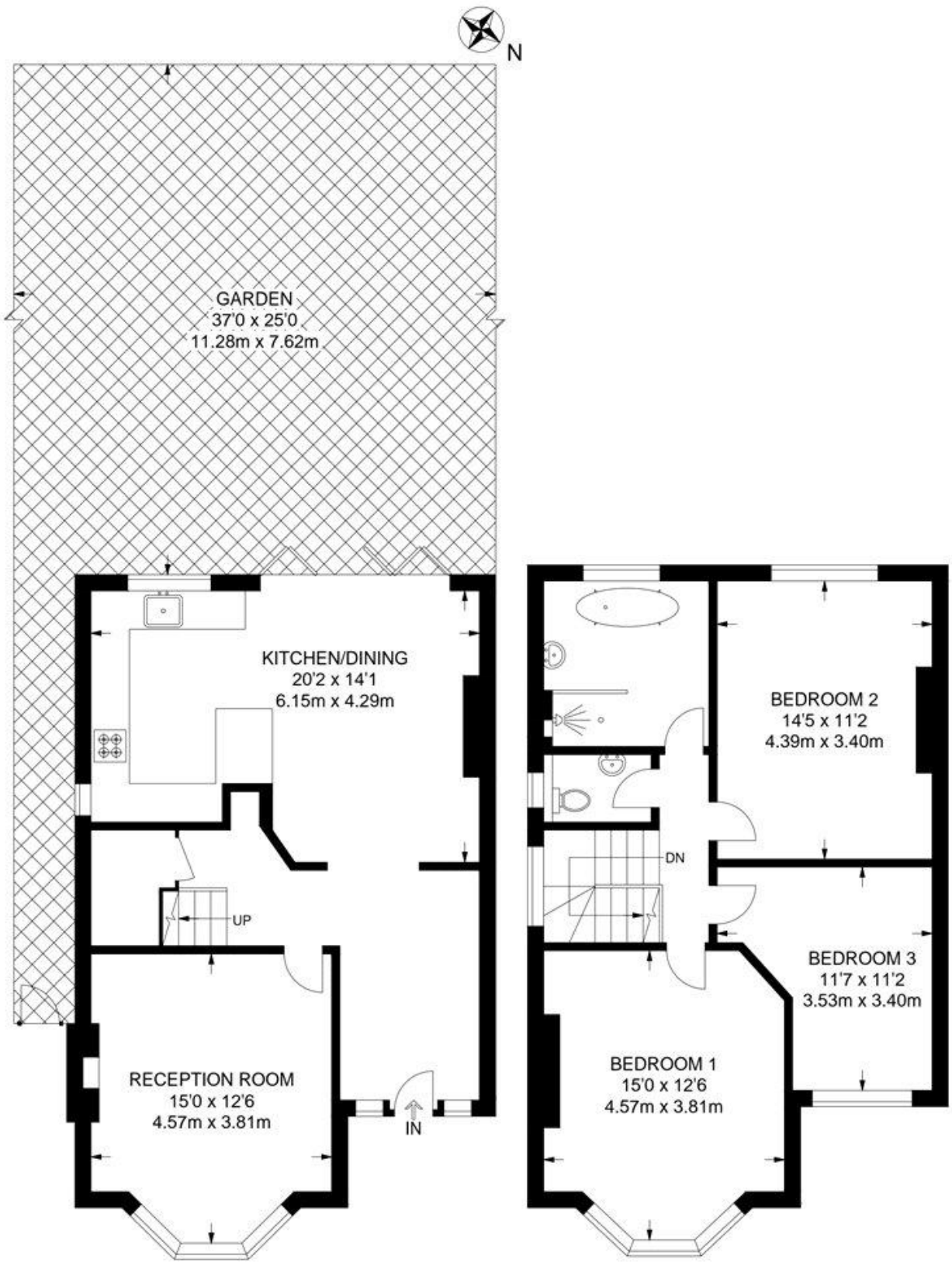
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



GROUND FLOOR
608 SQ FT / 56.5 SQ M

FIRST FLOOR
614 SQ FT / 57 SQ M

APPROXIMATE GROSS INTERNAL AREA
1222 SQ FT / 113.5 SQ M

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