

Underhill Road, East Dulwich, London, SE22

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£525,000 *Freehold*

Situated in a sought-after residential location in East Dulwich, this attractive two-bedroom freehold home offers approximately 714 sq. ft. of well-proportioned living accommodation, making it an ideal purchase for first-time buyers, professional couples or those looking to accommodate a growing family.

KEY FEATURES

- Two-bedroom freehold home
- Approximately 714 sq. ft. of living accommodation
- Private rear garden
- Spacious reception room and family bathroom
- Within easy reach of Dulwich Park and Lordship Lane's vibrant amenities
- Excellent transport links via Forest Hill Overground and Sydenham Hill stations





Dulwich

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The property comprises two well-sized bedrooms, a family bathroom and a welcoming reception room, providing comfortable and practical living space. To the rear, the property further benefits from a private garden, offering a wonderful outdoor space for relaxing, entertaining guests or enjoying the warmer months.

One of the property's standout features is its excellent location. Dulwich Park is just a stone's throw away, providing an abundance of beautiful green open spaces, picturesque walking routes and recreational facilities. Meanwhile, the ever-popular Lordship Lane is close at hand, offering an excellent selection of independent shops, cafés, restaurants, traditional pubs and everyday amenities, creating a lively and vibrant local atmosphere.

For those seeking culture and leisure, the renowned Horniman Museum and Gardens are also within comfortable walking distance, offering a fascinating mix of history, exhibitions and beautiful outdoor spaces.

The area is particularly well suited to families, with a selection of well-regarded local schools within easy reach. Commuters are also well catered for, with Forest Hill Overground Station and Sydenham Hill Railway Station both accessible, providing connections into central London and beyond. A variety of local bus routes further enhance the area's excellent transport links.

Combining a desirable East Dulwich location, private outdoor space and well-balanced accommodation, this property presents a fantastic opportunity to enjoy everything this popular South East London neighbourhood has to offer.





MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band: D

EPC rating: C

Mobile phone coverage:

EE (Good outdoor and in-home)

Three (Good outdoor and in-home)

O2 (Good outdoor and in-home)

Vodafone (Good outdoor)

(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:

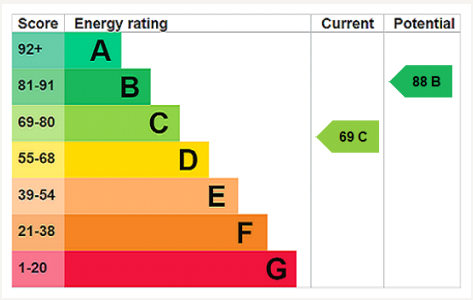
Full Fibre Broadband

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.









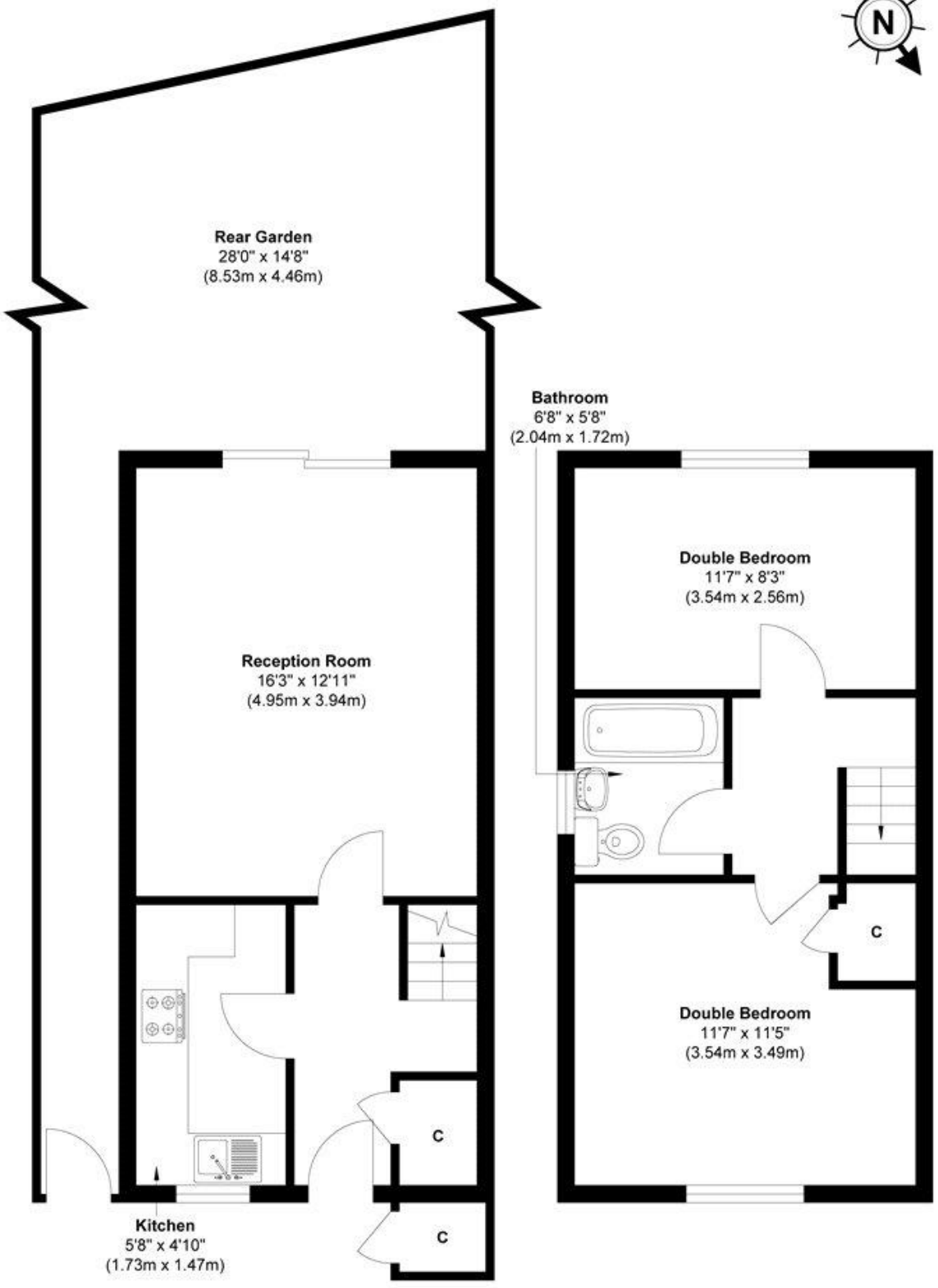
For more information, scan the QR code or visit the link below

https://www.winkworth.co.uk/sale/property/DUL260334



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.

Underhill Road



Ground Floor **First Floor**

Approx. Gross Internal Floor Area 714 sq.ft / 66.30 sq. m

Illustration for identification purposes only, measurements approximate, not to scale

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