

Hindmans Road, East Dulwich, London, SE22

£1,350,000 *Freehold (offers in excess of)*

4 2 2

The property offers a wonderful sense of space and flow, with the ground floor designed particularly well for modern family living and entertaining. The accommodation begins with a welcoming reception and dining area, creating a generous open-plan space.

KEY FEATURES

- Spacious four-bedroom family home
- Generous open-plan reception and dining area
- Four well-proportioned bedrooms arranged over the upper floors
- Fantastic private roof terrace with elevated views
- Ideal for modern family living and entertaining
- Flexible accommodation suitable for a home office or guest rooms
- Close to the independent shops, cafés, restaurants and bars of Lordship Lane
- Near Peckham Rye Park, offering extensive green space and recreational facilities
- Excellent selection of local schools nearby
- Convenient access to East Dulwich railway station
- Additional transport links from Denmark Hill Overground
- Located in the sought-after East Dulwich area
- Strong combination of indoor space, private garden and roof terrace





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The open-plan layout continues seamlessly through to the kitchen and breakfast room, creating a sociable heart of the home. The kitchen is well positioned to overlook and connect with the living accommodation, while the breakfast area provides an additional space for informal dining.



From here, doors lead directly out to the private rear garden, extending the living space outdoors.

The property offers four well-proportioned bedrooms arranged over the upper floors, providing excellent flexibility for a growing family, home office requirements or visiting guests. There are also two bathrooms, together with a separate WC.

One of the property's standout features can be found on the top floor, where a private roof terrace provides a fantastic additional outdoor space. Offering an elevated setting.

Hindmans Road is ideally positioned for access to the highly regarded amenities and independent shops, cafés, restaurants and bars found along Lordship Lane, making it an excellent choice for those looking to enjoy the vibrant atmosphere of East Dulwich.



For those who enjoy spending time outdoors, the open green spaces of Peckham Rye Park are also close by, providing an ideal setting for walks, recreation and family days out.

The area is particularly well suited to families, with a number of local schools within easy reach, while the surrounding residential streets provide a welcoming community atmosphere.

Transport connections are another major benefit. East Dulwich railway station is nearby, providing convenient rail services towards central London, while Denmark Hill Overground station offers further connections across London and beyond. These excellent transport links make the property well placed for commuters and those wanting easy access to the wider capital.

A fantastic family home in a highly sought-after location.

MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band: D

EPC rating: D

Mobile phone coverage:

EE (Good outdoor and in-home)

Three (Good outdoor and in-home)

O2 (Good outdoor and variable 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:

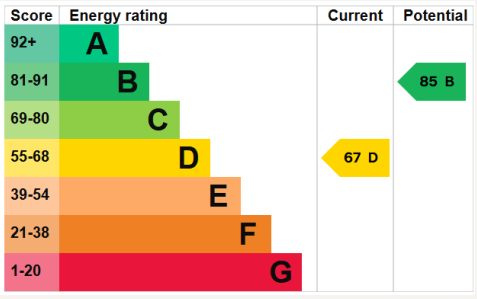
Full Fibre Broadband

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.







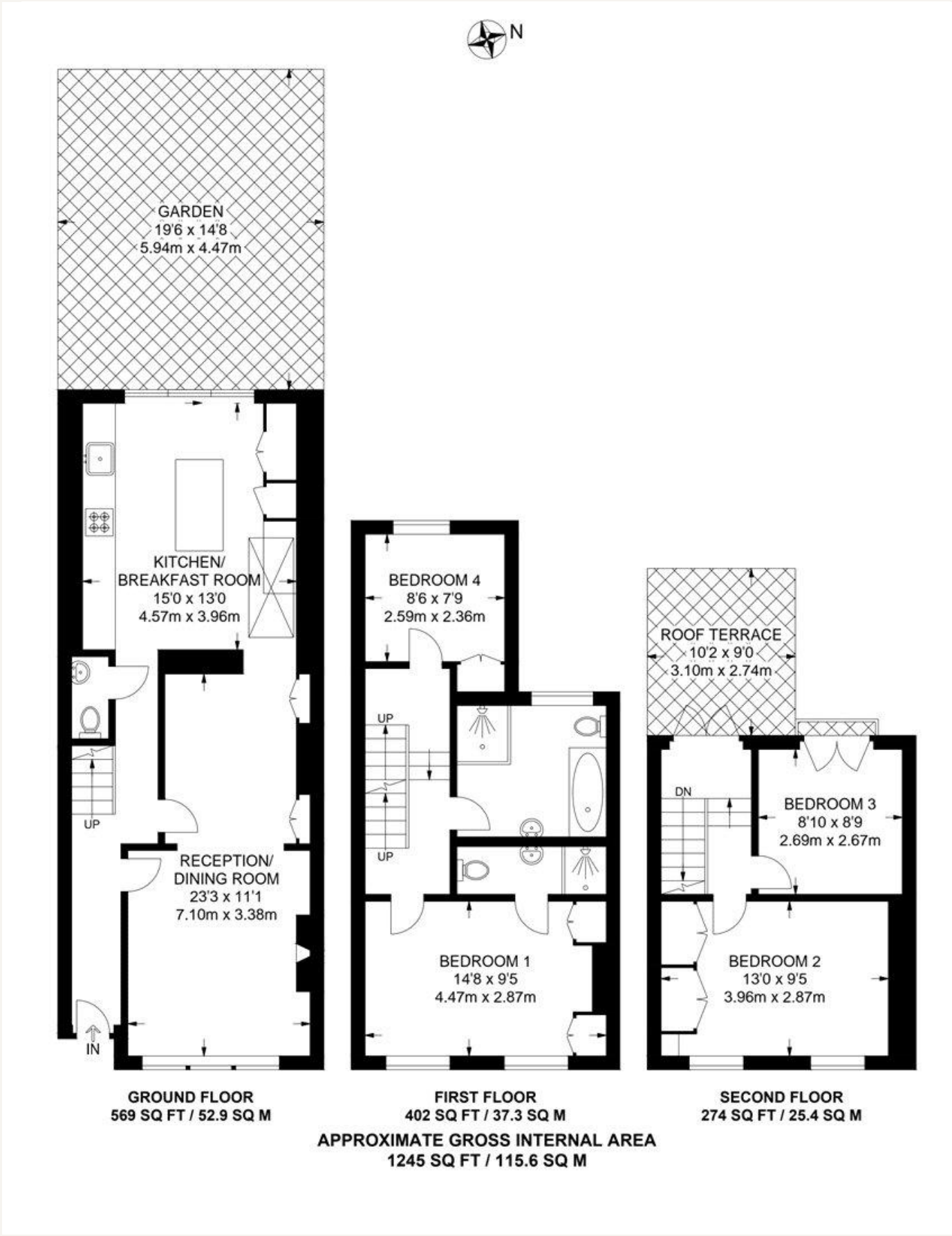


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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



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