



Tyrrell Road, East Dulwich, London, SE22

£1,000,000 *Freehold*

The property comprises three generously proportioned double bedrooms, a spacious open-plan kitchen and dining area, a separate living room, a family bathroom with both a bath and shower, and an additional separate WC. The layout offers flexibility for modern living, with plenty of space for entertaining, relaxing and accommodating the needs of a growing household.



- Three well-proportioned double bedrooms
- Large open-plan kitchen and dining area
- Family bathroom with bath and shower
- Generous 1,305 sq. ft. of accommodation over two floors
- Large rear garden, ideal for outdoor entertaining
- Excellent location close to Lordship Lane's shops, cafés, pubs and restaurants
- Within easy reach of Bellenden Road and Peckham's vibrant amenities
- Close to Peckham Rye Park and within reach of Dulwich Park
- Convenient access to East Dulwich station and Denmark Hill station

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KEY FEATURES



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At the heart of the home is the large open-plan kitchen and dining area, providing an ideal setting for everyday family life and social gatherings. With ample room for dining and entertaining, this welcoming space lends itself perfectly to everything from relaxed weekday meals to hosting friends and family. The separate living room offers a comfortable retreat, creating a distinct space to unwind away from the main entertaining area.

Upstairs, the three double bedrooms provide excellent versatility, whether used as bedrooms, a guest room or a dedicated home office. The family bathroom is fitted with both a bath and shower, while the additional separate WC adds valuable convenience for busy households. There is also a possibility of extending the upstairs or side return subject to planning permission.

To the rear, a large private garden provides a wonderful outdoor space to enjoy throughout the warmer months. Ideal for outdoor dining, gardening, children's play or simply relaxing in the fresh air, the garden further enhances the appeal of this spacious family home.

The property is ideally positioned to enjoy the vibrant amenities of Lordship Lane, one of East Dulwich's most popular destinations for shopping, dining and socialising. The area offers an excellent selection of independent shops, everyday conveniences, welcoming pubs, cafés and restaurants, creating a lively neighbourhood atmosphere with plenty to discover on your doorstep.

The nearby Bellenden Road area also offers an appealing mix of independent businesses, cafés, restaurants and local amenities, with Peckham providing an even wider choice of places to eat, drink, shop and explore. For those who enjoy the outdoors, the property is well placed for access to the green open spaces of Peckham Rye Park, offering an ideal setting for weekend walks, exercise and family outings. Dulwich Park is also within reach, providing further opportunities to enjoy expansive green spaces, scenic walks and outdoor recreation.

The property benefits from access to local transport connections, with East Dulwich railway station providing services towards London Bridge and other destinations. Denmark Hill station is also within reach, offering additional rail and London Overground connections for travel across London and beyond.

Families will appreciate the choice of schools and educational facilities in the wider East Dulwich and surrounding areas, making the location particularly appealing for those looking to settle in a well-established residential neighbourhood.



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 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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.



Tyrrell Road



Lower Ground Floor

Ground Floor

First Floor

Approx. Gross Internal Floor Area 1305 sq.ft / 121.28 sq. m

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

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