

Henslowe Road, East Dulwich, London, SE22

£1,400,000 *Freehold*

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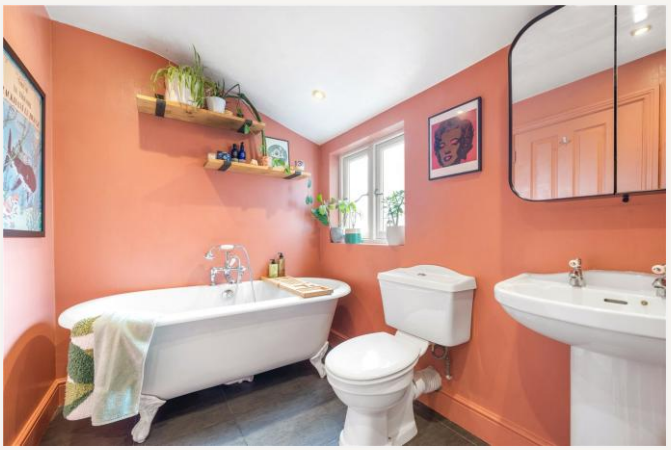
Combining generous proportions, an abundance of natural light and a well-considered layout, the property presents an ideal opportunity for families seeking a spacious home in a vibrant and well-connected South East London location on a one way, quiet street in East Dulwich.

Upon entering, the property welcomes you with two generously sized reception rooms positioned adjacent to one another, providing excellent flexibility for both everyday living and entertaining. Whether used as separate sitting and living areas, a formal lounge or a dedicated playroom, these inviting spaces offer a wealth of possibilities. Original wooden flooring adds warmth and character, creating a timeless feel that complements the home's well-presented interiors.

KEY FEATURES

- Spacious 1,632 sq. ft. home arranged over three floors
- Five generously proportioned double bedrooms
- Two large reception rooms with original wooden flooring
- Bright open-plan kitchen and dining area with Velux windows and large sliding doors
- Private rear garden with patio, ideal for entertaining
- Sought-after East Dulwich location, close to Lordship Lane, local schools, parks and excellent transport links





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To the rear, the property opens into an impressive open-plan kitchen and dining area, forming the heart of the home. Designed with modern family living in mind, this sociable space provides ample room for cooking, dining and entertaining, with large sliding doors creating a seamless connection to the rear garden. Velux windows further enhance the space, allowing natural light to flood in and creating a bright, airy atmosphere throughout the day.

The rear garden features a patioed area, making it an ideal setting for outdoor dining, summer gatherings and relaxing in the warmer months. Its direct access from the kitchen and dining space makes it particularly well suited to entertaining guests while enjoying the convenience of indoor-outdoor living.



Arranged across the upper floors are five well-proportioned double bedrooms, offering excellent flexibility for growing families, visiting guests or those requiring additional space to work from home. The accommodation is complemented by a family bathroom with both a bath and shower, a separate shower room and an additional separate WC, providing practicality and convenience for busy households. Original wooden flooring continues into one of the bedrooms, adding further character, while the Velux windows in the top-floor bedroom contribute to the home's bright and welcoming feel.

With natural light a consistent feature throughout, the property offers a comfortable and inviting environment across all three floors. Presented in a move-in-ready condition, it provides the opportunity to settle in straight away while still allowing a new owner to introduce their own style and personal touches over time.



The location is another standout feature. East Dulwich is renowned for its welcoming community, independent businesses and excellent selection of local amenities. Lordship Lane is just a short walk away, offering an appealing mix of cafés, restaurants, independent shops and everyday conveniences, making it easy to enjoy everything this popular neighbourhood has to offer.

For families, the area benefits from a selection of local schools catering to different age groups, adding to the property's appeal as a long-term family home. Those who enjoy the outdoors will appreciate the proximity of nearby green spaces, including Peckham Rye Park and Dulwich Park, both offering opportunities for walks, exercise and leisurely weekends.

Commuters are well served by local transport connections, with East Dulwich railway station providing services towards London Bridge and other destinations, while Honor Oak Park Overground station offers additional connections across London. A range of local bus routes further enhances accessibility to surrounding neighbourhoods and beyond.

Combining five double bedrooms, generous reception space, a sociable open-plan kitchen and dining area, and a patioed rear garden, this attractive home offers an excellent balance of space, character and convenience in one of South East London's most desirable residential areas.



MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band: E

EPC rating: C



Mobile phone coverage:

EE (Good outdoor and variable in-home)

Three (Good outdoor and variable in-home)

O2 (Good outdoor)

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.)

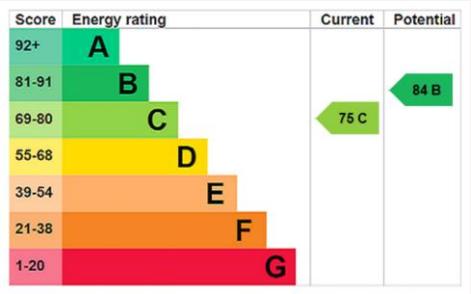
Flood Risk: Very low risk of surface water flooding / Very low risk river and sea flooding **(Information supplied by gov.uk and tenants are advised to seek their own legal advice)**

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/DUL260321



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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