



BARRY ROAD, EAST DULWICH, SE22
£1,250,000 FREEHOLD

**AN ABSOLUTELY MAGNIFICENT FIVE
BEDROOM SEMI-DETACHED HOUSE SITUATED
CLOSE TO DULWICH PARK.**

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DESCRIPTION:

An absolutely magnificent five-bedroom semi-detached house situated in the prime East Dulwich area close to Peckham Rye Park and Dulwich Park. The property has been split in to two flats, which gives the future purchaser the availability to proceed with selling them as two units or turning this house back in to the wonderful house it was. The ground floor comprises a large entrance hall and two large receptions which are currently set out as two double bedrooms, a family bathroom and a further all-important study. The kitchen is found to the rear with the reception room, which can be further extended STPP to allow for a large open plan kitchen reception if required. The ground floor is staggering at over 1000 sqft, with tremendous amount of further extension availability if the purchaser would like to retain it as a flat or even if they wish to convert it back in to a house. The first floor has been laid out as a three-bedroom flat. The current layout comprises a large lounge to the front of the property, with wonderful high ceilings and a large fully fitted kitchen and family bathroom. There is further extension potential in to the loft STPP. This property truly has heaps of potential in its current or future form. Fully extended houses on this road can be found as six-bedroom homes or if further split, you can obtain two large three or four bedroom flats. The 3000 sqft garden is large enough to be divided in to two units, giving both properties a large private garden. Further benefits include a large off- street parking area for two cars, and wonderful catchment for schools; Heber and Goodrich are both highly regarded local primaries. It is well-positioned to benefit from easy access to the bars, restaurants and shops on Lordship Lane as well as the wide-open green spaces of Peckham Rye Park and several transport links including those at Peckham Rye direct onto the London Overground and National Rail with several bus routes nearby giving easy access in to Central London.

AT A GLANCE

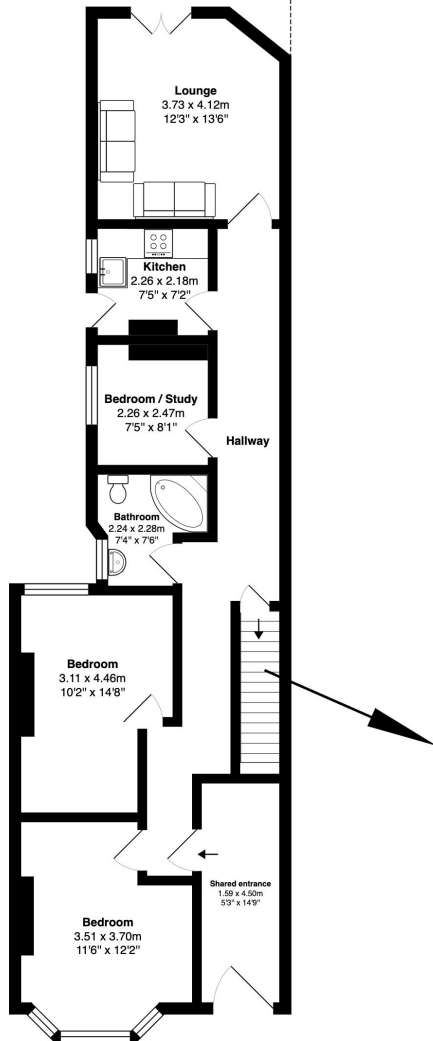
- Four Double Bedrooms
- Victorian Semi-Detached House
- Three Reception Rooms
- Two Kitchens
- Two Bathrooms
- Study
- Freehold
- Off-Street Parking



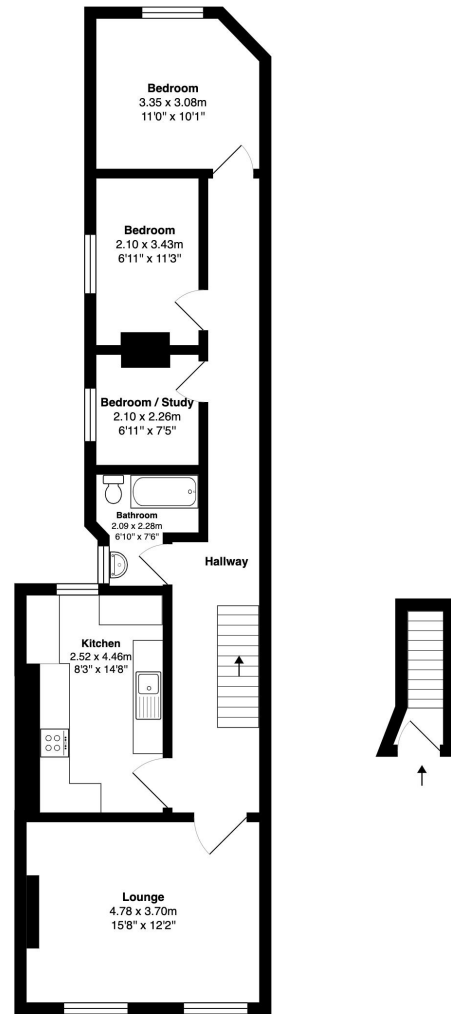
183 Barry Road SE22 0JP

Garden
46.04 x 6.10m
151'05" x 20'01"

Bottom Floor Flat



Top Floor Flat



BASEMENT
1.70 x 4.50m
5'7" x 14'9"



Total Area: 179.4 m² ... 1931 ft²
All measurements are approximate and for display purposes only

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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