



Dog Kennel Hill, East Dulwich, London, SE22

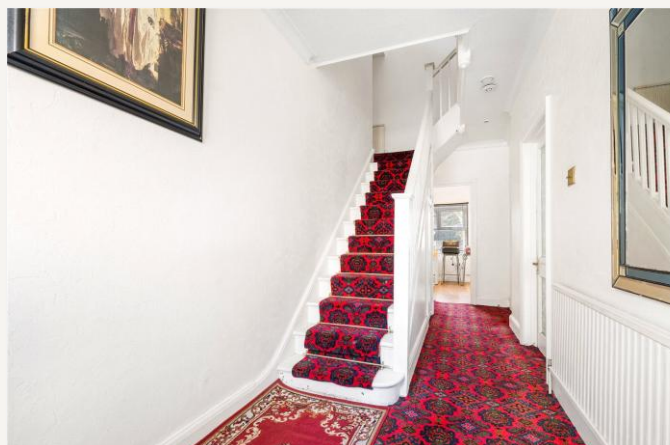
£1,000,000 *Freehold*

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Situated on the sought-after Dog Kennel Hill, this substantial semi-detached house offers an exceptional opportunity to create a superb long-term family home in one of SE22's most desirable residential locations.

KEY FEATURES

- Substantial bay-fronted semi-detached home with generous room sizes throughout
- Excellent scope to modernise, reconfigure and extend (STPP)
- Off-street parking, integral garage, and private rear garden
- Prime SE22 location close to Lordship Lane, local schools, and transport links



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Rich in character and generous in scale, the property provides well-proportioned accommodation throughout, including spacious bay-fronted reception rooms filled with natural light, a good-sized kitchen with direct access to the rear garden, and multiple bedrooms arranged over the upper floor.

Requiring modernisation, the house presents exciting scope to refurbish, reconfigure and potentially extend (subject to the usual planning permissions), allowing purchasers to tailor the layout and finish to their own specification. Externally, the property benefits from off-street parking, an integral garage, and a private rear garden with excellent potential for landscaping or further development.

Ideally positioned for the independent shops, cafés, and restaurants of Lordship Lane, as well as excellent local schools, green spaces and transport links, this is a rare opportunity to acquire a substantial home with significant potential in a prime SE22 setting.



MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band: E

EPC rating: To be confirmed

Mobile phone coverage:

EE (Good outdoor and in-home)

Three (Good outdoor and variable in-home)

O2 (Good outdoor and in-home)

Vodafone (Good outdoor and 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.)

Available broadband:

Superfast Broadband: FTTC

Networks in your area: Virgin media, Openreach

(Information supplied by Ofcom)

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

Tenure: Freehold

Local Council: Southwark / Tax Band: E

EPC Rating: To be advised

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.



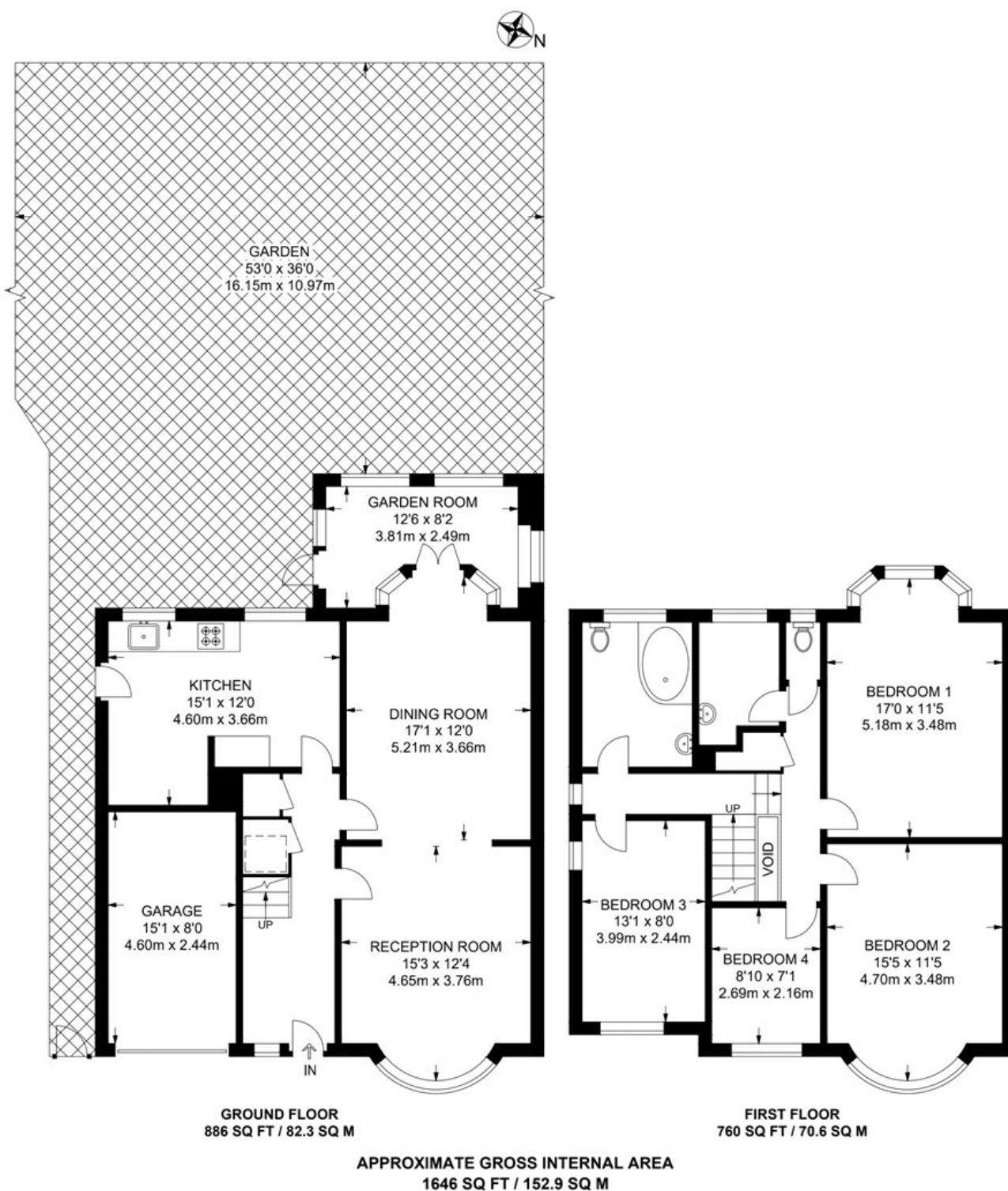
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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.





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