



DUNSTANS ROAD, EAST DULWICH, SE22
£1,150,000 FREEHOLD

**A VERY RARELY AVAILABLE DETACHED
FAMILY HOME, SET WITHIN EXTENSIVE
GROUNDS IN SE22.**

Dulwich | 020 8299 2722 | dulwich@winkworth.co.uk

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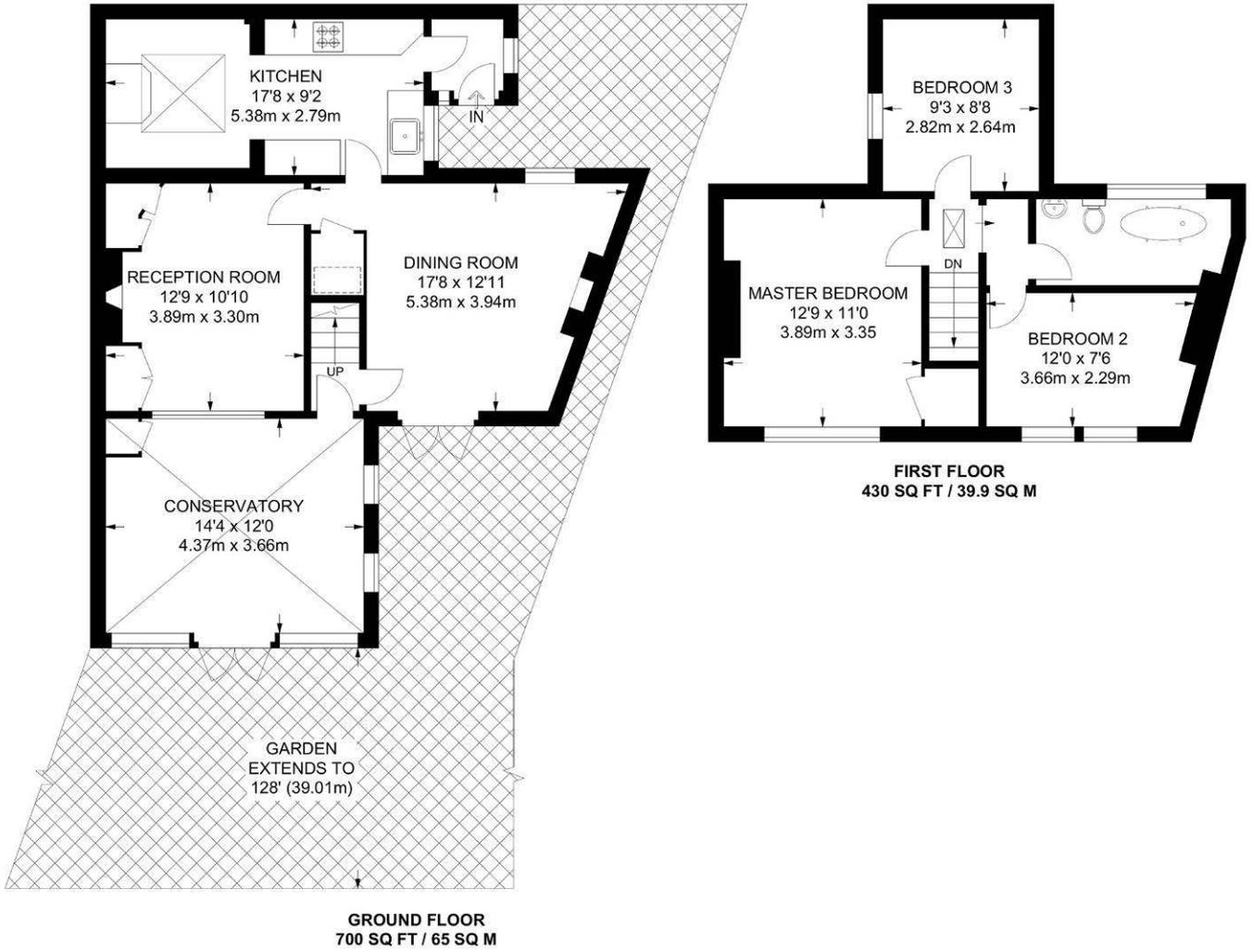
DESCRIPTION:

A very rarely available detached family home, set within extensive grounds in SE22. This fantastic home is offered to the market chain free. Nestled down a private path and situated on an expansive plot, the property boasts an amazing south and west facing, sunny, mature garden that stretches over an impressive 700 feet in length, providing an idyllic retreat from the bustling city. The property comprises a large ground floor area incorporating a reception room with working fireplace, a large dining room, a separate kitchen and a conservatory overlooking the wonderful gardens - ideal for entertaining guests. The first floor comprises three double bedrooms and a family bathroom. The property has ample storage, including a loft space and two garden sheds. The main shed has power, lighting and a workbench. The property has extensive potential to develop, with extension plans available upon request - subject to planning permission. The private gardens present endless possibilities for relaxation, recreation and potential extensions and/or 'garden rooms'. This unique home invites its owners to unleash their creativity and make the most of its vast potential. Located in the sought-after area of East Dulwich, this family home is situated close to Goodrich Primary school and within easy reach of both Dulwich Park and Peckham Rye Park. Lordship Lane with its abundance of shops, bars, restaurants and a cinema are all within walking distance. Excellent transport links from either Honor Oak Park for the East London line or Peckham Rye for the overground, allow for convenient connections to central London and beyond.

AT A GLANCE

- Detached House
- Amazing Private South and West Facing Garden/Grounds
- Chain Free
- Three Bedrooms
- Potential to Extend (Plans Available Upon Request – Subject to Planning Permission)
- Two Reception Rooms
- Separate Kitchen
- Family Bathroom
- Conservatory





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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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