



Darrell Road, East Dulwich, SE22

£1,250,000 Offers in excess of - Freehold



An excellent sized, bright family home situated on a quiet residential road in East Dulwich.

KEY FEATURES

- Four bedrooms
- Two bathrooms
- Fully-fitted kitchen
- Landscaped garden
- Close to transport
- Fantastic condition



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This fantastic family home is offered to the market in immaculate condition comprising a large double reception with wood flooring and original features. A large fully fitted kitchen/diner to the rear, with doors leading out to a lovely West-facing sunny garden.

The first floor comprises three large double bedrooms, tasteful décor and a large family bathroom. The loft has been fully extended to a large master suite, complete with a walk-in wardrobe, large shower room and lovely bedroom.

Primary school catchments are in abundance, and the property is within easy access to Lordship Lane, with its extensive array of shops, bars and restaurants. Transport links are ideally located at East Dulwich station and Peckham Rye for the Overground.



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.)

Available broadband: Ultrafast Broadband: FTTP / Fibre to the Premises / Full fibre / Gigabit fibre
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: D
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.



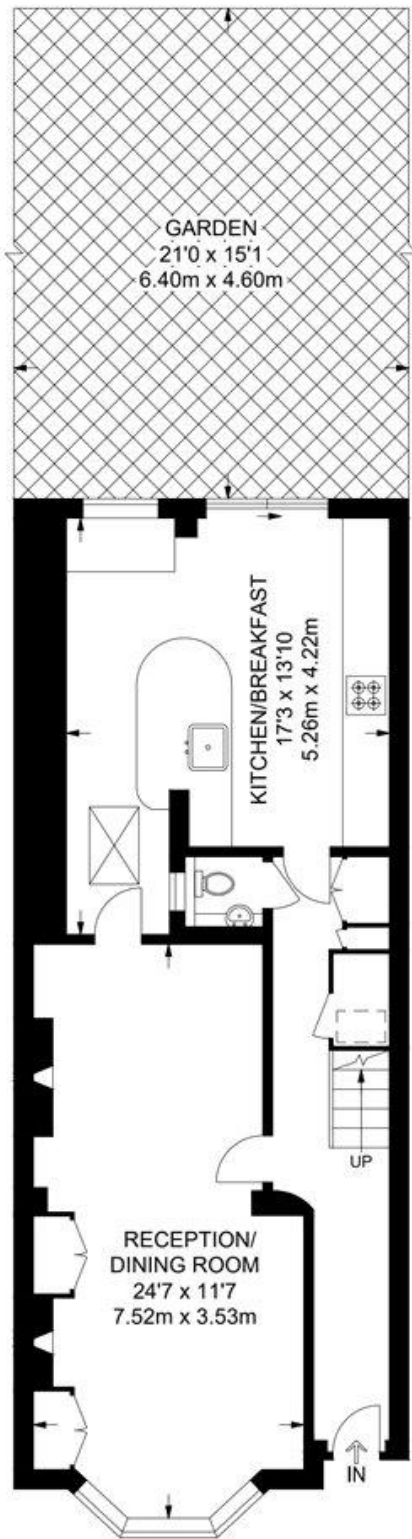
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		70 C	84 B

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/DUL250064>

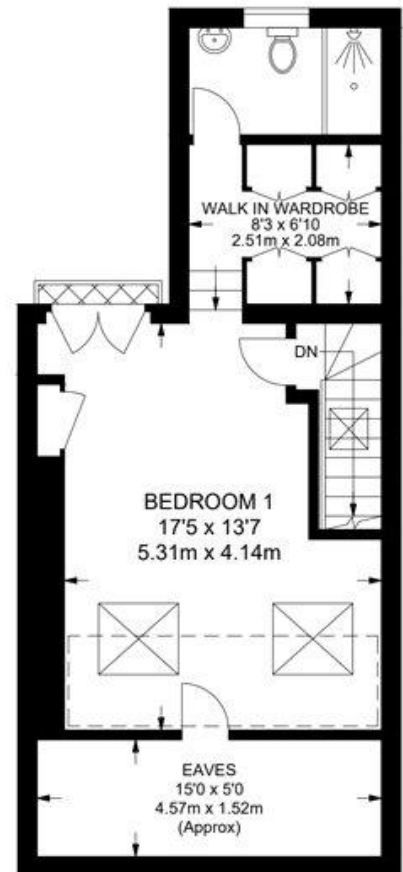
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



GROUND FLOOR
603 SQ FT / 56 SQ M



FIRST FLOOR
500 SQ FT / 46.5 SQ M



SECOND FLOOR
437 SQ FT / 40.6 SQ M

APPROXIMATE GROSS INTERNAL AREA WITH EAVES: 1540 SQ FT / 143.1 SQ M (Approx)
APPROXIMATE GROSS INTERNAL AREA WITHOUT EAVES: 1465 SQ FT / 136.1 SQ M

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