



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

A FANTASTIC OPPORTUNITY TO PURCHASE A  
STUNNING SEMI-DETACHED FAMILY HOME  
IN A HIGHLY SOUGHT-AFTER LOCATION.

Dulwich | 020 8299 2722 | [dulwich@winkworth.co.uk](mailto:dulwich@winkworth.co.uk)

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## DESCRIPTION:

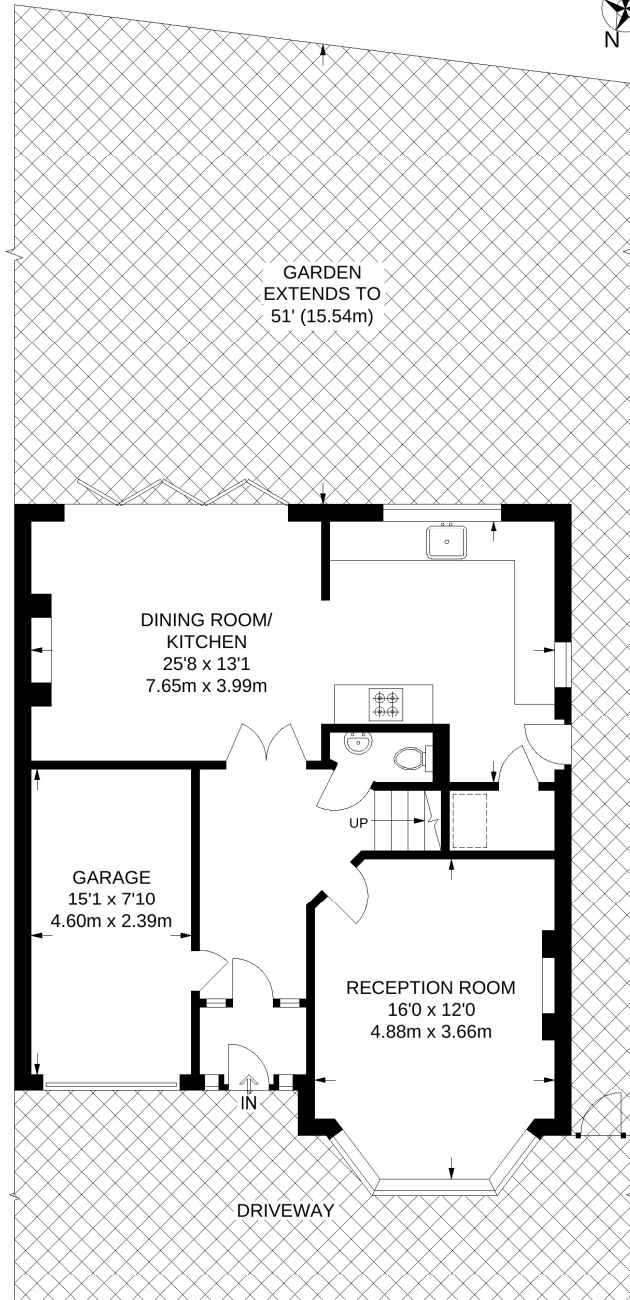
A stunning semi-detached family home in a highly sought-after location of SE22. This beautiful family home is offered to the market in fantastic condition. Comprising on the ground floor a large separate reception, set within the original bay window. A large open plan kitchen-diner with bi-fold doors leading out to a stunning sun deck with steps leading to a large South facing garden. The ground floor further comprises a downstairs WC as well as a large garage that can be converted STPP. The first floor comprises three large double bedrooms, complete with bespoke built-in wardrobes and an en suite to the Master. There is a large family bathroom complete with bath and separate shower. The property further benefits from potential to extend in to the loft, to the rear and the garage STPP, further including private off-street parking and a 7kW car charging point. Gigabit cable broadband is available, and the property is alarmed throughout. The location offers easy access to Lordship Lane with an extensive selection of shops, bars and restaurants, as well as being a four-minute walk from Dulwich Park's North East gate. Transport links are provided via Forest Hill for the Overground, West Dulwich for links to Victoria or North and East Dulwich for links to London Bridge.

## AT A GLANCE

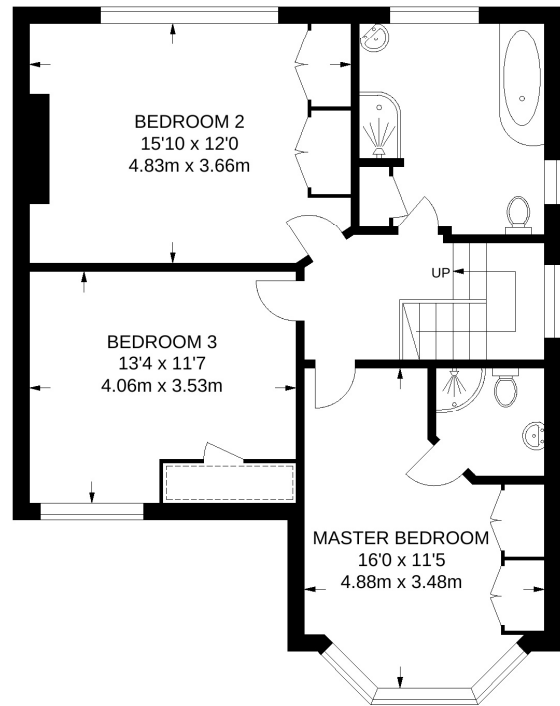
- Three Double Bedrooms
- Semi-Detached House
- Large Reception Room
- Kitchen-Diner
- Bathroom
- Extensive Garden
- Garage
- Off-Street Parking







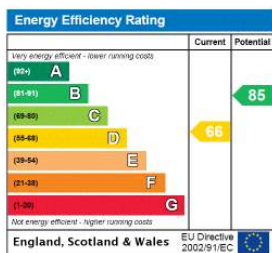
**GROUND FLOOR**  
775 SQ FT / 72 SQ M



**FIRST FLOOR**  
715 SQ FT / 66.4 SQ M

**APPROXIMATE GROSS INTERNAL AREA**  
1490 SQ FT / 138.4 SQ M

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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