



Hillcourt Road, East Dulwich, London, SE22

£1,150,000 *Freehold*

Arranged over two well-proportioned floors, the property has been thoughtfully laid out to create a comfortable and practical home, while retaining a warm and homely atmosphere throughout.

Natural wooden flooring runs across much of the property, adding a wonderful rustic character and complementing the bright, inviting feel of the interiors.

3  1  1 

KEY FEATURES

- Over 1,100 sq ft of living accommodation
- Three well-proportioned bedrooms
- Beautifully presented throughout
- Direct access to a private terrace and garden
- Natural wooden flooring throughout
- Excellent indoor and outdoor entertaining space
- Situated between Peckham Rye Park and Dulwich Park
- Close to East Dulwich and Forest Hill stations
- Excellent transport links into Central London and beyond
- Close to the amenities of Lordship Lane and Honor Oak



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On the ground floor, the property opens into a welcoming reception room, providing a comfortable space for relaxing and entertaining, the log burner also contributes to this homely feel. A convenient separate WC is also located on this level.

The real heart of the home is the generously proportioned kitchen and dining space. Offering plenty of room for both everyday family life and entertaining, this impressive area provides a natural gathering point within the property. From here, doors lead directly outside onto a beautiful terrace and garden, creating a seamless connection between the indoor and outdoor living spaces. The garden offers a private and versatile setting for al fresco dining, entertaining guests, enjoying a morning coffee or simply relaxing outdoors.

Upstairs, the property provides three well-sized bedrooms, making it ideally suited to families, couples requiring additional space or those looking for a home with flexible accommodation. The floor is completed by a family bathroom, serving all three bedrooms.

This is a period property – it is 100 years old this year, it was built towards the end of the arts and crafts period and reflects some of this style.

It includes some of its original features including several fireplaces in two bedrooms and stained-glass windows in the hallway and the two downstairs rooms.

It is at the end of a terrace of 5 cottages – and has a side access.

The property is ideally positioned between Peckham Rye Park and Dulwich Park, offering an abundance of green open space right on the doorstep. It is also well located for excellent transport links, with East Dulwich railway station and Forest Hill Overground and railway station both within easy reach, providing convenient connections into central London and beyond.

The property is also close to the excellent range of independent shops, cafés, restaurants and amenities found along Lordship Lane and in Honor Oak, making this an ideal location for those looking to enjoy the best of East Dulwich and the surrounding area.

With its generous living space, three bedrooms, private garden and terrace, attractive wooden flooring and superb location close to parks, transport links and local amenities, this is a fantastic opportunity to acquire a spacious and beautifully presented home in one of South East London's most desirable neighbourhoods.



MATERIAL INFORMATION

Tenure: Freehold
Council Tax Band: D
EPC rating: D

Mobile phone coverage:
EE (Good outdoor and in-home)
Three (Good outdoor and variable in-home)
O2 (Good outdoor and variable 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.)

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

Available Broadband:
Full Fibre Broadband
Fibre to the Cabinet Broadband

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		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



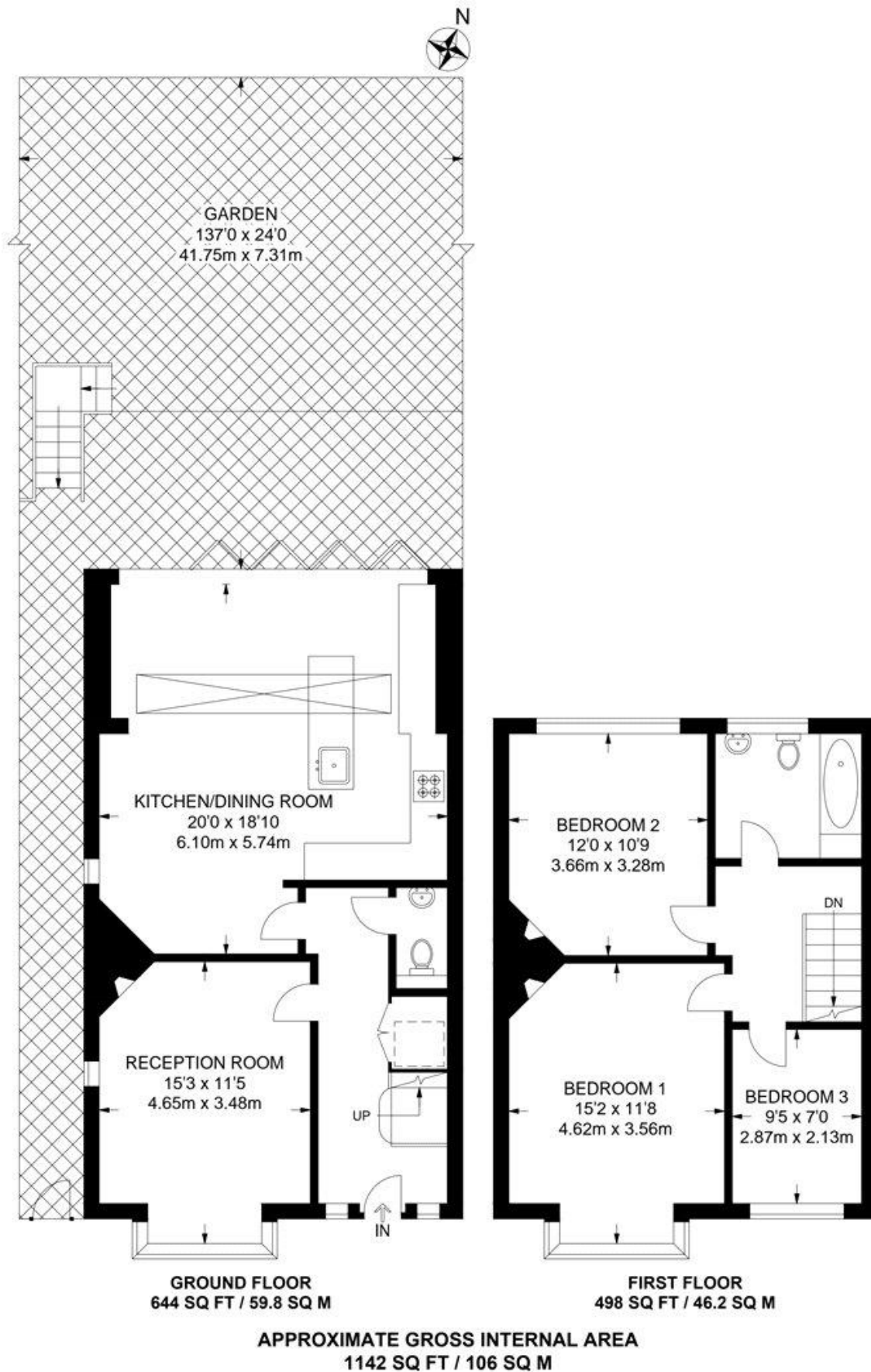
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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.





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