



Dunstans Road, East Dulwich, London, SE22

£1,300,000 *Freehold*

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Set on a quiet and highly regarded residential street in the heart of East Dulwich, this exceptional five-bedroom family home has been comprehensively refurbished and extended to provide over 1,500 sq ft of stylish and thoughtfully arranged accommodation across three floors.

KEY FEATURES

- Beautifully refurbished and extended five-bedroom family home arranged over three floors
- Impressive open-plan kitchen/dining space with direct access to a private rear garden
- Principal bedroom with en suite shower room and private roof terrace
- Quiet residential street close to Lordship Lane, parks, outstanding amenities, and transport links



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The ground floor is centred around an impressive open-plan kitchen and dining space forming the heart of the home, featuring extensive cabinetry, quality integrated appliances and a substantial central island. Full-width glazing opens directly onto the private rear garden, creating an ideal setting for both entertaining and everyday family life. To the front, a separate reception room offers a more intimate living space, while a well-appointed utility room and guest WC complete this level. Underfloor heating runs beneath the kitchen, utility room and WC, enhancing comfort throughout the ground floor.

The first floor provides three well-proportioned bedrooms and a contemporary family bathroom, with bedroom two benefiting from a walk-in wardrobe. The top floor is dedicated to an impressive principal suite with built-in storage and a sleek en suite shower room, alongside a further fifth bedroom. The principal bedroom also enjoys direct access to a private roof terrace.

Throughout, the home is finished to a high standard with attractive flooring, plush bedroom carpets, stylish tiling, contemporary bathrooms, and excellent storage, creating a calm and cohesive interior.

Dunstons Road is superbly positioned for the amenities of Lordship Lane, East Dulwich and Peckham Rye, with a wide selection of shops, cafés, restaurants and green spaces including Peckham Rye Park, Dulwich Park and the Horniman Gardens. Excellent transport links are available from East Dulwich, Peckham Rye and Denmark Hill stations.

A superb family home offering generous proportions, stylish interiors, and a prime East Dulwich location.



MATERIAL INFORMATION

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

AGENT NOTES:

Mobile phone coverage:
EE (Good outdoor and in-home)
O2 (Good outdoor and variable in-home)
Three (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
Superfast Broadband: FTTC
Standard Broadband: ADSL
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)

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	76 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

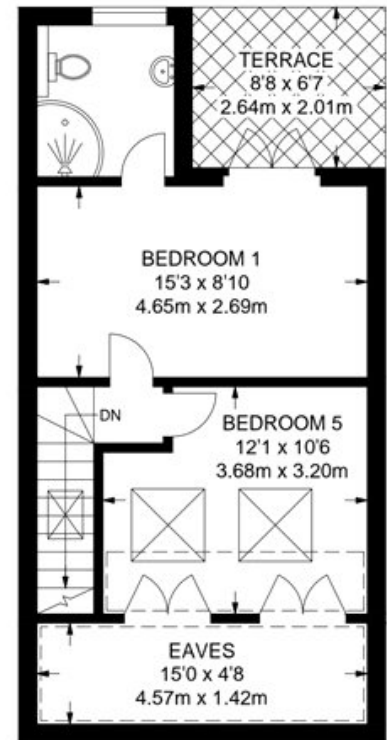
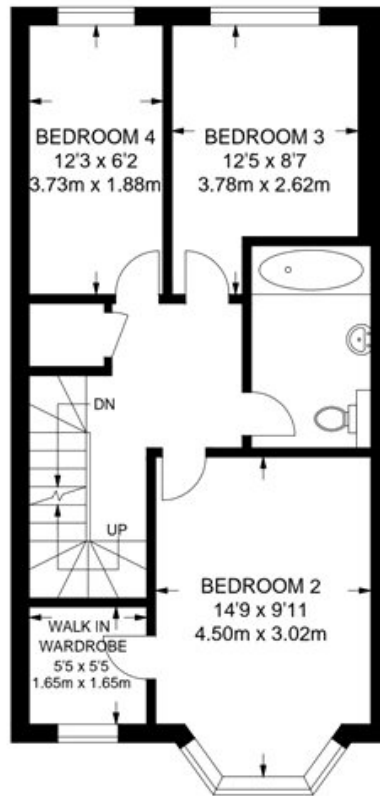
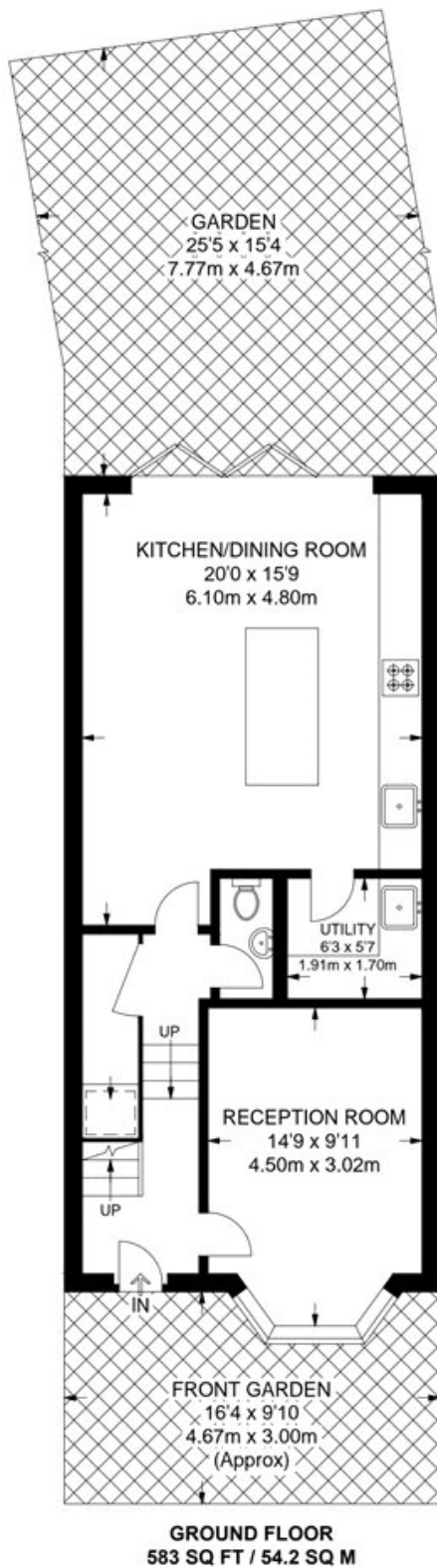
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/DUL260010>

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.





APPROXIMATE GROSS INTERNAL AREA
1530 SQ FT / 142.2 SQ M

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