



OVERHILL ROAD, EAST DULWICH, LONDON, SE22  
**£1,250,000 FREEHOLD**

**THIS CHARMING 5-BEDROOM PROPERTY ON  
 OVERHILL ROAD OFFERS AN IDEAL FAMILY  
 HOME.**

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Tenure Freehold | Council Tax Band D – London Borough of Southwark |

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## DESCRIPTION:

Spanning across three floors, the house provides ample living space and natural light throughout. The south-facing rear garden ensures sunshine throughout the day, making it a perfect spot for outdoor dining and relaxation. The front garden adds to the home's curb appeal, providing a welcoming entrance. On the ground floor, the reception room is cozy yet spacious boasting wood flooring, high ceilings and a working fire, featuring direct access to the expansive kitchen/dining area, which is filled with light and opens onto the garden. The kitchen is fitted with modern appliances and boasts a stylish island, making it the heart of the home. Upstairs, the first and second floors house five well-proportioned bedrooms. The master bedroom is a standout feature, complete with generous space and elegant design, the principal bedroom boasts blackout shutters and wood flooring. The additional four bedrooms offer flexibility for family use or home office spaces. The property is well-maintained with a bright and airy feel, perfect for those seeking a serene yet functional home in a sought-after location. The location offers easy access to Forest Hill or Honor Oak station for the East London line, a short bus to the bottom of Lordship Lane, or a 15-minute walk to East Dulwich station or Peckham Rye station for direct links to London Bridge, Victoria, Blackfriars and further major London terminals. Shops, bars, restaurants, and a cinema can be found within a short walk to either the top end of Lordship Lane, Dulwich Village, or Forest Hill Road. This is a stunning family home situated in a wonderful area and early viewings are highly advised.

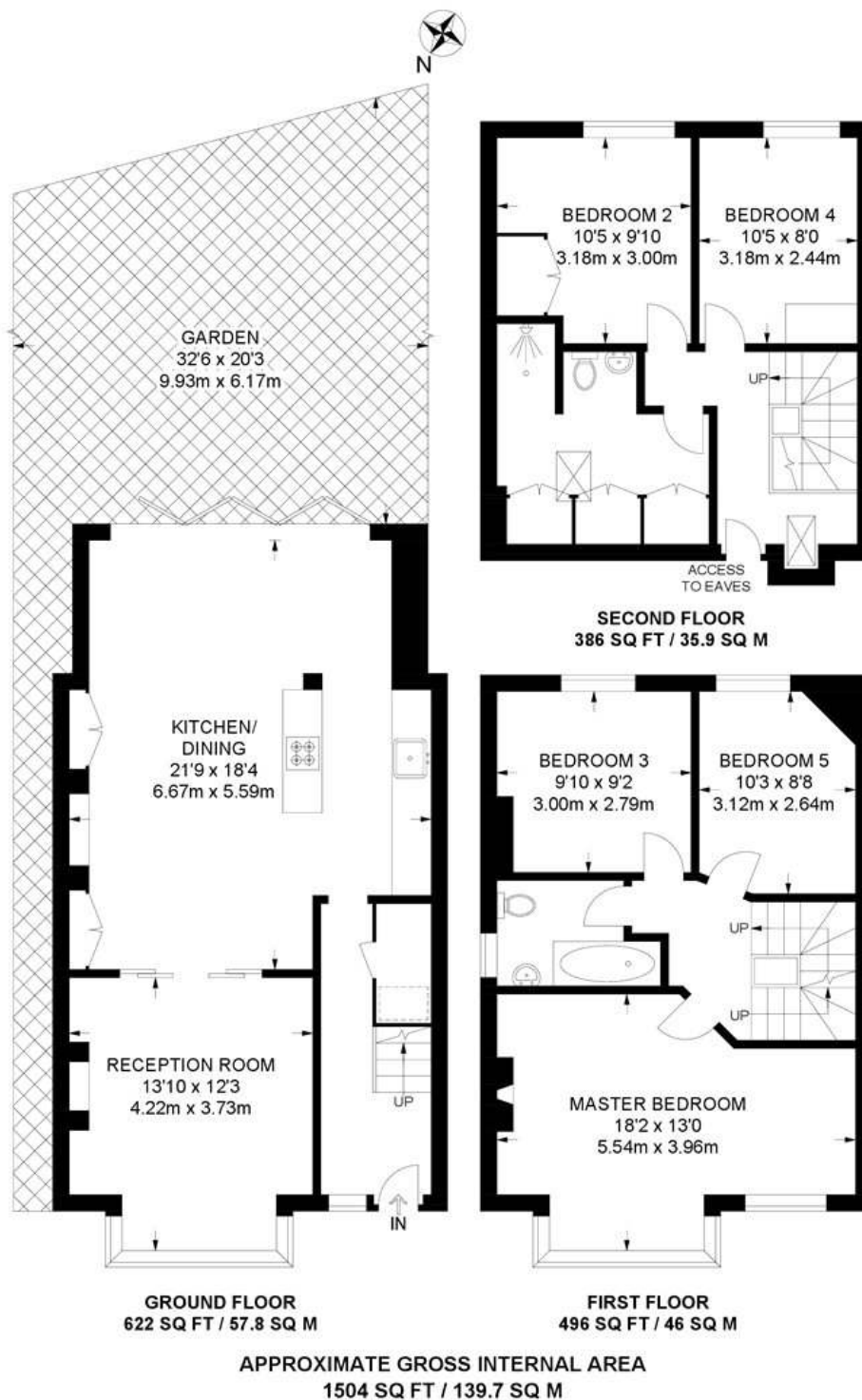
## AT A GLANCE

- Five Double Bedrooms
- Reception Room with Working Fire Place
- Open Plan Modern Fitted Kitchen/Diner
- Two Modern Bathrooms
- Front & Back Garden
- Superb Location









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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