



ABBOTSWOOD ROAD, EAST DULWICH, LONDON, SE22  
OIEO £800,000 FREEHOLD

**A FANTASTIC FAMILY HOME, SITUATED IN A QUIET POCKET OF SE22 AND OFFERED TO THE MARKET IN FANTASTIC CONDITION.**

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

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



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### DESCRIPTION:

Situated on Abbottswood Road is this wonderful family home. The ground floor property has been extended to the rear and offers a spacious reception and a large open-plan kitchen/diner. The kitchen/diner boasts sliding doors that lead out to a spacious garden that isn't overlooked by any neighbouring properties. The first floor offers two bedrooms and a spacious family bathroom. The loft has been extended to provide a spacious principal, ensuite bedroom with impressive views to rear. Further benefits include private off-street parking.

The property benefits from being within easy access to both Lordship Lane in East Dulwich and Bellenden Road in Peckham Rye. A short walk to East Dulwich station with direct links to London Bridge within 11 minutes, or a short 4-minute bus ride to Denmark Hill station with connections on the over ground to Clapham Junction, Victoria, Blackfrairs and other major London terminals. This is a fantastic family home in a wonderful location and early viewings are highly advised.

### AT A GLANCE

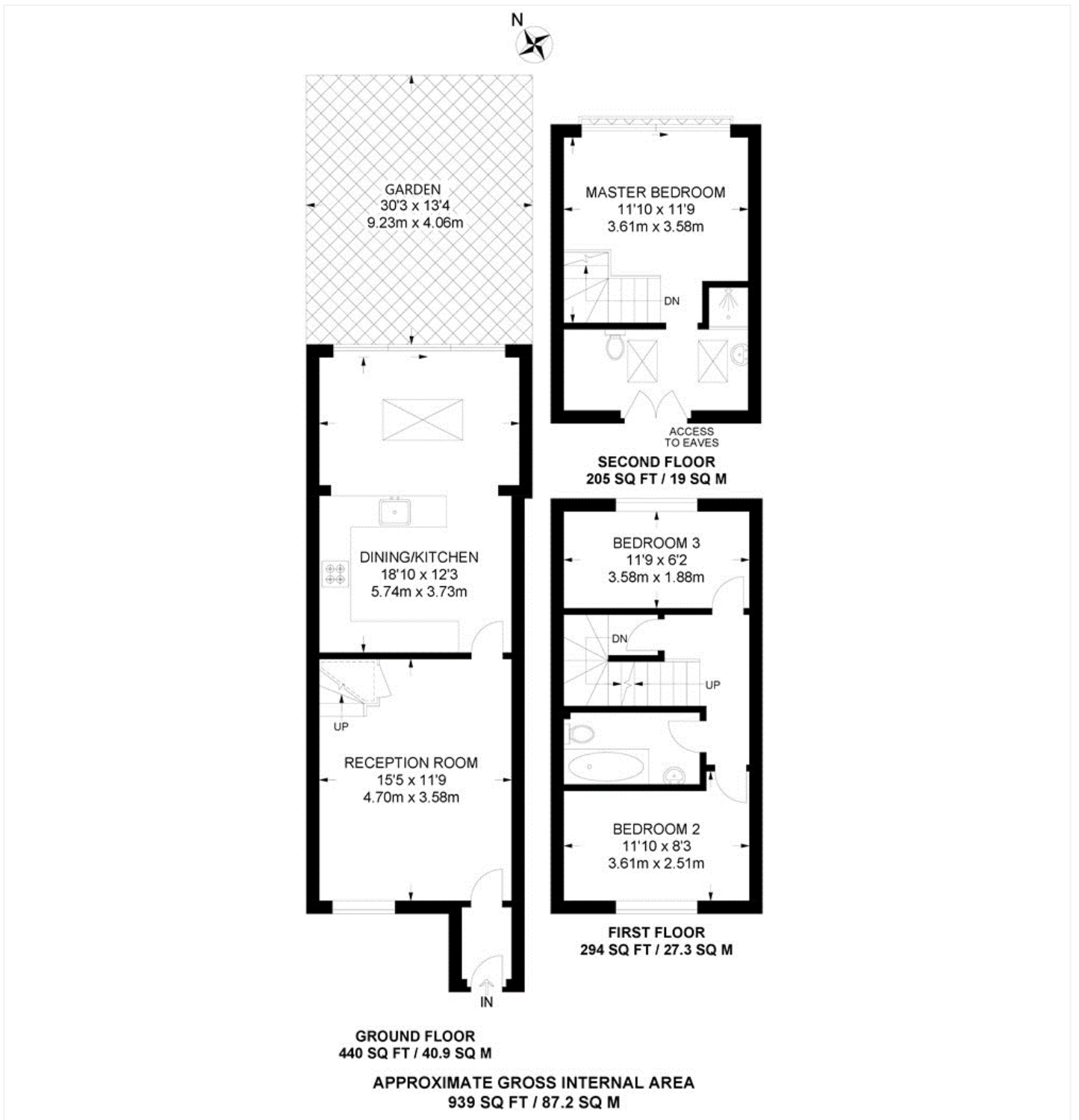
- Three Bedrooms
- Two Modern Bathrooms
- Open-Plan Modern Fitted Kitchen
- Large Reception Room
- Front & Rear Garden
- Private Off-Street Parking
- Bike Shed
- Great Transport Links



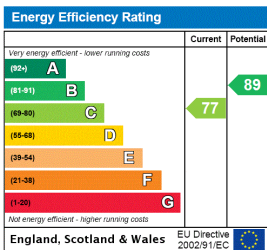








This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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