



HEBER ROAD, EAST DULWICH, SE22  
OFFERS IN EXCESS OF £950,000 FREEHOLD

A CHARMING VICTORIAN TERRACED  
PROPERTY, SITUATED ON A VERY POPULAR  
ROAD IN SE22.

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## DESCRIPTION:

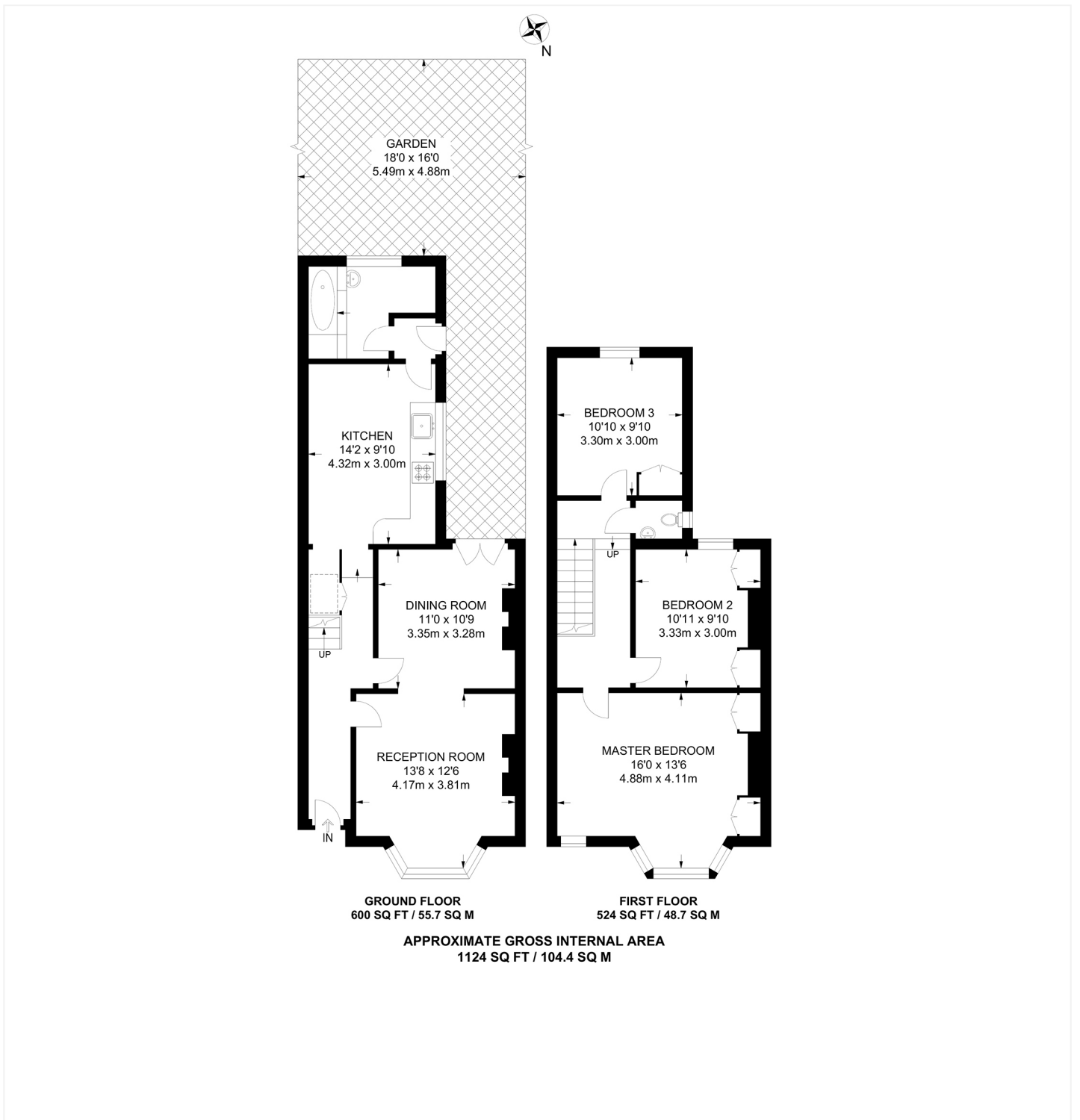
A charming Victorian terraced property, situated on a very popular road in SE22. The property is offered to the market chain free and in need of modernisation. Comprising on the ground floor a double reception, complete with high ceilings and French doors leading out to a spacious garden to the rear. The ground floor further comprises a spacious kitchen and downstairs bathroom. There is potential to extend to the side and rear STPP. The first floor comprises three spacious double bedrooms and WC. The property can be extended further into the loft STPP to include an additional large double bedroom or two smaller doubles, making the house a substantial four- or five-bedroom home. The property is located on Heber Road, within the catchment for popular primary schools, including Heber and Harris as well as Charter East for secondary. Lordship Lane is situated a stone's throw with its popular array of shops, bars, and restaurants. Transport links can be found via direct links to London Bridge from East Dulwich or a short bus to Denmark Hill for the overground.

## AT A GLANCE

- Three Bedrooms
- Victorian Terraced House
- Double Reception Room
- Spacious Kitchen
- Bathroom
- Garden
- Potential to Extend STPP
- Chain Free







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.

| Energy Efficiency Rating                    |           |
|---|-----------|
| Current                                     | Potential |
| Very energy efficient - lower running costs |           |
| (92-100) <b>A</b>                           | 79        |
| (81-91) <b>B</b>                            |           |
| (69-80) <b>C</b>                            |           |
| (55-68) <b>D</b>                            |           |
| (39-54) <b>E</b>                            |           |
| (21-38) <b>F</b>                            |           |
| (1-20) <b>G</b>                             |           |
| Not energy efficient - higher running costs |           |
| England, Scotland & Wales                   |           |
| EU Directive 2002/91/EC                     |           |

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