



ABBOTSWOOD ROAD, EAST DULWICH, LONDON, SE22
£850,000 FREEHOLD

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

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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.

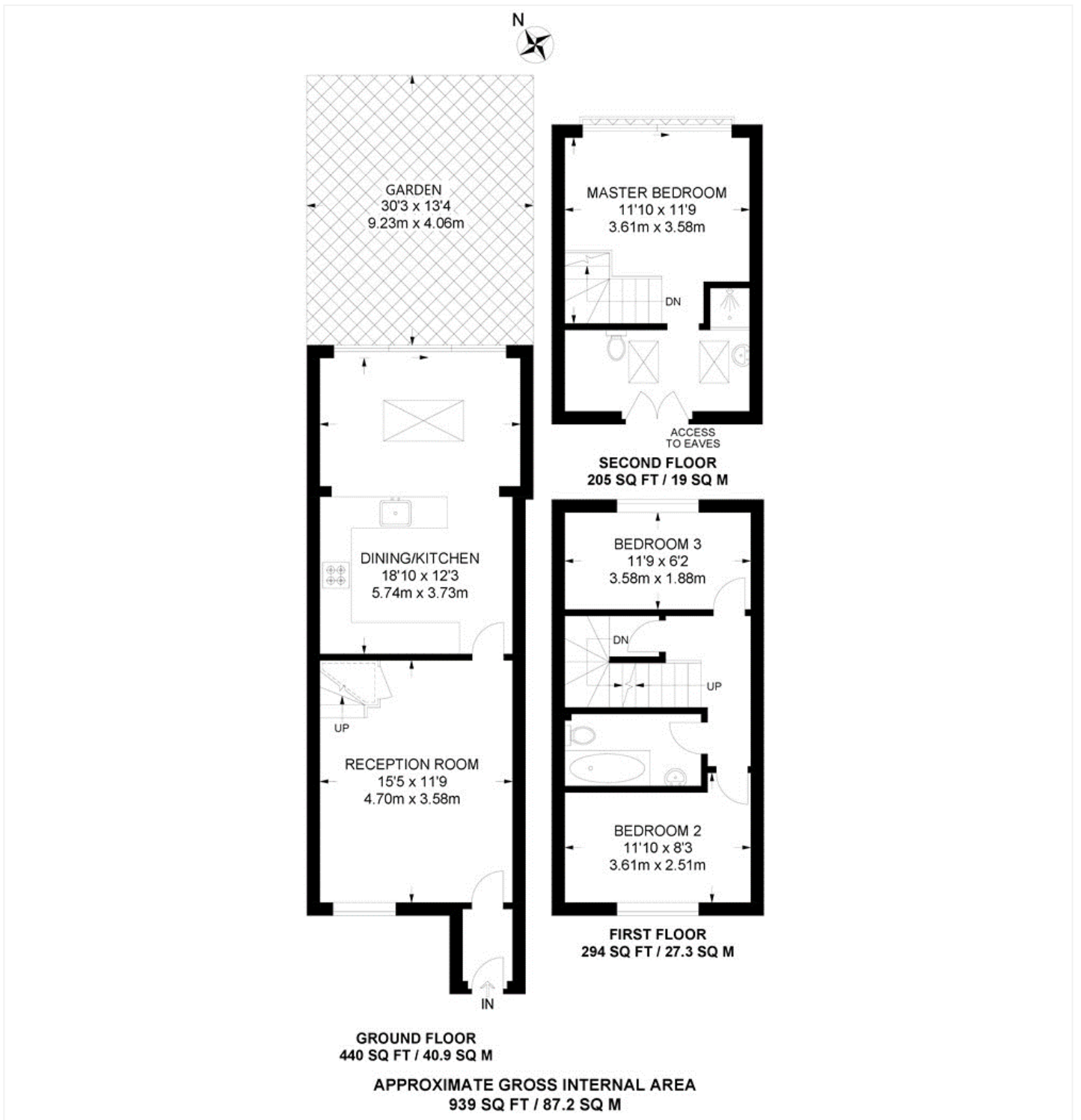
The property benefits from being within easy access to both Lordship Lane in East Dulwich and Bellenden Road in Peckham Rye. A short walk to East Dulwich station with direct links to London Bridge within 11 minutes, or a short 4-minute bus ride to Denmark Hill station with connections on the over ground 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.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-100) A	89
(81-91) B	
(69-80) C	77
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

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