



FRIERN ROAD, EAST DULWICH, LONDON, SE22
OIEO £1,400,000 FREEHOLD

A FANTASTIC FIVE BEDROOM EXTENDED VICTORIAN TERRACED HOME WITH WEST FACING GARDEN.

Dulwich | 020 8299 2722 | dulwich@winkworth.co.uk

Tenure Freehold | Council Tax Band E- London Borough of Southwark

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DESCRIPTION:

A fantastic five-bedroom extended Victorian terraced home with West-facing garden. This gorgeous family home is situated in a highly sought-after and rarely available location right next to Peckham Rye Park. The ground floor boasts a spacious double reception, adorned with original cornicing, wood flooring and fireplace. The kitchen-diner has been fully extended to the side and rear, allowing an impressive amount of natural light to flood the room. Large, sliding glass doors give access to a spacious West-facing garden. The first floor comprises a family bathroom and three spacious double bedrooms, two with built-in wardrobes. The second floor includes another shower room and two more double bedrooms, and the large skylights in the fully extended loft flood the whole house with light. The property falls within catchment for Goodrich, Heber and Harris primary schools. Lordship Lane is a short walk away with its cinema and large array of pubs, bars and restaurants. Peckham Rye station (7 minutes by bus) offers direct train links to London Bridge, Victoria and Blackfriars, as well as the overground. Peckham Rye Park is on your doorstep for large, green open spaces.

AT A GLANCE

- Extended Five-Bedroom Victorian Terraced House
- Modern Kitchen-Diner
- Two Receptions
- Two Bathrooms & Downstairs Cloakroom
- West Facing Garden
- Prime Location
- Excellent Transport Links





VENDOR'S COMMENTS:

- **Location:** our section of the street is amazingly friendly. We know everyone's names and we're all on a friendly WhatsApp group. There is a street party once a year. Loads of children too and ours have often done charity bake sales in the street for people en route to the park. Many of the neighbours have been here 20 years plus. The bus stop is 50 metres away. The Lime bikes are even closer. The barrier at the end of the road makes it very quiet and safe, with beautiful park on the doorstep (2 x new playgrounds, cafe, adult and kids' park run etc.). The Harris academy is a really good neighbour too. A bit of happy noise at lunchtime, but obviously completely silent post 3.30pm, evenings, weekends and holidays. We'll have been here 11 years this summer.

- **School catchment:** our children attend Dulwich Hamlet Junior School, an outstanding school in Dulwich Village. Its catchment area has widened in recent years beyond the village. Some of the families in our patch are using private schools, but we're also in the catchment for Heber and Goodrich.

- **Kitchen:** we're very proud of the built-in larder. We had underfloor heating (water pipes heated from boiler) installed when we extended in 2019. Megaflor water tank in cellar so amazing water pressure for both showers.

- **Sitting room:** working, open-place fireplace which we have swept once a year and use regularly.

- **Back garden:** the shed was built by a carpenter for us. A bit tired-looking now but it was a wonderful play shed when the children were younger. They had fun sleeping out there in the spring of lockdown. Less fun for us... The dog has made the garden look less attractive than it might do. It wouldn't take much to improve it. It gets sun most of the day in the summer over the top of the house and then round the side

- **Loft:** new in 2024. Loads of useful storage in the eaves and the huge built-in wardrobes. We got the plumber to cap off the pipes in the eaves in case anyone wanted to install a bathroom in the future. Great Juliet balcony for the summer too.



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This floorplan is for illustration purposes only and is not to scale. The positions and sizes of doors, windows, appliances and other fixtures are approximate.

APPROXIMATE GROSS INTERNAL AREA WITH CELLAR: 2110 SQ FT / 196 SQ M
APPROXIMATE GROSS INTERNAL AREA WITHOUT CELLAR: 2006 SQ FT / 186.3 SQ M

EPC TO BE ADDED

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