



Frogley Road, SE22 | £1,300,000

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## In General

- Four bedroom
- Two bathroom
- Over 1,400 Sq Ft
- Excellent condition throughout
- Desirable, residential road
- 20-ft landscaped garden

## In Detail

CHAIN FREE - Stunning, spacious and beautifully-bright fully extended family home on this desirable, residential street in the heart of East Dulwich.

Frogley Road is enviably located for the independent shops, bars, coffee shops and restaurants of Lordship Lane and North Cross Road as well as a choice of excellent parks and green spaces nearby. There are strong primary, secondary and private school options as well as access into The City and West End from East Dulwich station (0.4 miles) and Peckham Rye station (1.1 miles) with bus/cycle routes through the neighbouring Dulwich Village, Herne Hill and Denmark Hill.

Boasting just over 1,400 Sq Ft of internal space, the end of terrace flat-fronted Victorian property has been wonderfully extended and remodelled by the current owner to their own exacting standards. There is a sumptuous 18x15 ft kitchen diner which opens out through bespoke crittall-style doors onto the gorgeous 20-ft landscaped garden.

The show-stopping principal suite on the top floor is 20x13 ft has an open-plan bathroom and separate stand-up shower and lots of lateral light. There are three further double bedrooms, one with an en-suite shower and the family bathroom.

EPC: E | Council Tax Band: D

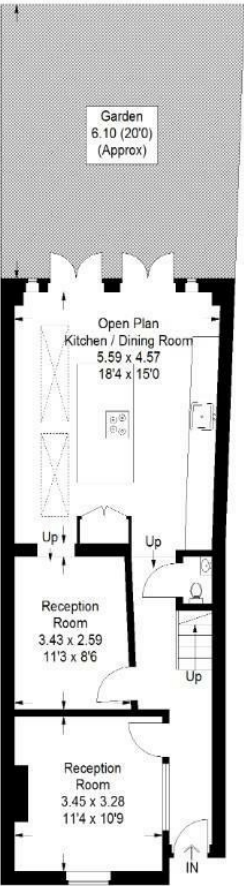


# Floorplan

Frogley Road, SE22

Approximate Gross Internal Area  
130.2 sq m / 1401 sq ft

□ = Reduced headroom  
below 1.5 m / 5'0"



Ground Floor

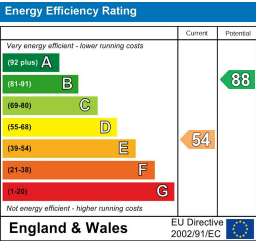


Second Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1222518)



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