Abbotswood Road, SE22 | £780,000

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In General

- Three bedrooms
- Freehold house
- Private garden
- Allocated off-street parking
- Garage en bloc
- Over 725 Sq Ft
- Good condition throughout
- Potential to extend (STPP)

In Detail

CHAIN FREE - Charming, spacious and beautifully-bright three bedroom modern house on this desirable, residential road in the heart of East Dulwich, SE22.

Boasting over 725 Sq Ft of internal space which has been recently modernised and redecorated by the current owners - this 1990's-built semi-detached house is an ideal first family home or downsize. There is a sumptuous 23-ft L-shaped reception room adjacent to the modern, fitted kitchen which then leads out through sliding doors onto the 28-ft low-maintenance private garden.
Upstairs are three bedrooms - including the 14-ft principal bedroom - as well as a family bathroom and access up into the loft.

Abbotswood Road is enviably-located for the excellent schools, parks and green spaces nearby as well as Champion Hill football stadium - home of the mighty Dulwich Hamlet FC. There are a host of independent shops, bars, restaurants and coffee shops on Lordship Lane, Grove Vale and North Cross Road.

There are strong transport links into The City and West End from East Dulwich station (0.2 miles) and Denmark Hill station (0.7 miles) as well as bus/cycle routes through the neighbouring Dulwich Village, Herne Hill and Peckham Rye.

The property further benefits from allocated off-street parking and a private garage.

EPC: C | Council Tax Band: D

Floorplan

Abbotswood Road, SE22
Total* = 67.7 sq. m / 729.1 sq. ft
First Floor = 35.0 sq. m / 376.3 sq. ft
Ground Floor = 32.8 sq. m / 352.8 sq. ft
[ ] = Reduced head room below 1.5m

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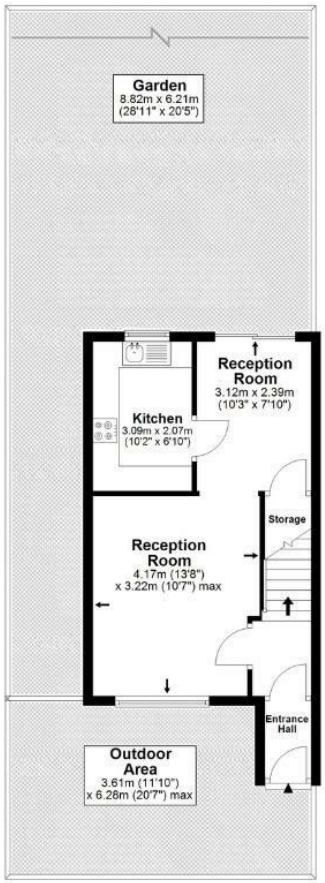
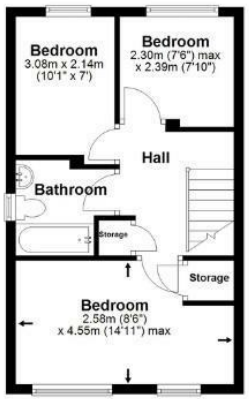
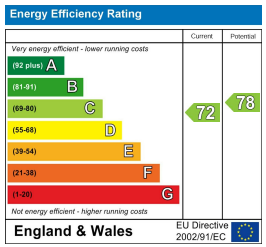
Ground Floor



First Floor



*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.



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