Dog Kennel Hill, SE22 | £1,150,000

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In General

- Three bedrooms
- Semi-detached
- Garage & off-street parking
- Large, broad garden
- Good condition throughout
- Potential to extend (STPP)
- Excellent transport links

In Detail

Charming, spacious and beautifully-bright three-bedroom semi-detached house with off-street parking located between Denmark Hill and East Dulwich.

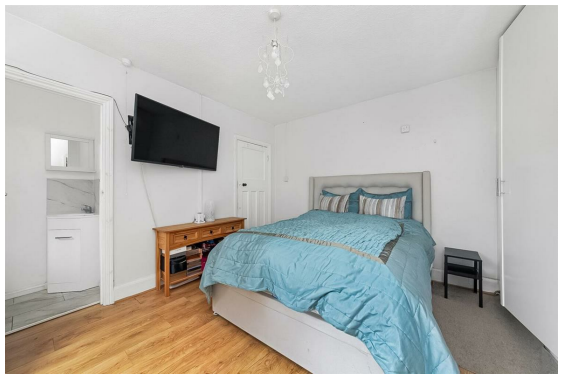
Boasting 1,300 Sq Ft of internal space that has been lovingly maintained by the current owner - there is huge potential to further modernise and extend to the rear, up into the loft and potentially into the garage (STPP).
There is a beautiful 16x12 ft bay-fronted reception room, a 13x11 ft dining room and a separate modern, fitted kitchen as well as a downstairs shower room. Upstairs are two comfortable double bedrooms including the 16-ft bay-fronted principal bedroom a second double with WC as well as an additional study or single room.
There is a huge 56x29 ft garden which slopes away from the house and is bordered by large, mature trees - offering shade and privacy from the neighbouring blocks.

Perched halfway up Dog Kennel Hill, this 1930's family home offers easy access into The City and West End from East Dulwich station (0.2 miles) and Denmark Hill station (0.5 miles) as well as bus/cycle routes through the neighbouring Peckham Rye, Herne Hill and Camberwell.

There are a host of independent shops, bars, restaurants and coffee shops on Lordship Lane, Grove Lane and Bellenden Road as well as the large Sainsbury's and the roar of Dulwich Hamlet's Champion Hill stadium.

Early viewing recommended.

EPC: D | Council tax band: E



Floorplan

Dog Kennel Hill, SE22

Approximate Gross Internal Area
112.6 sq m / 1212 sq ft
Garage = 8.2 sq m / 88 sq ft
Total = 120.8 sq m / 1300 sq ft

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Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions,
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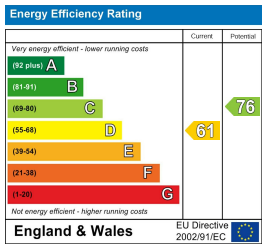

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