

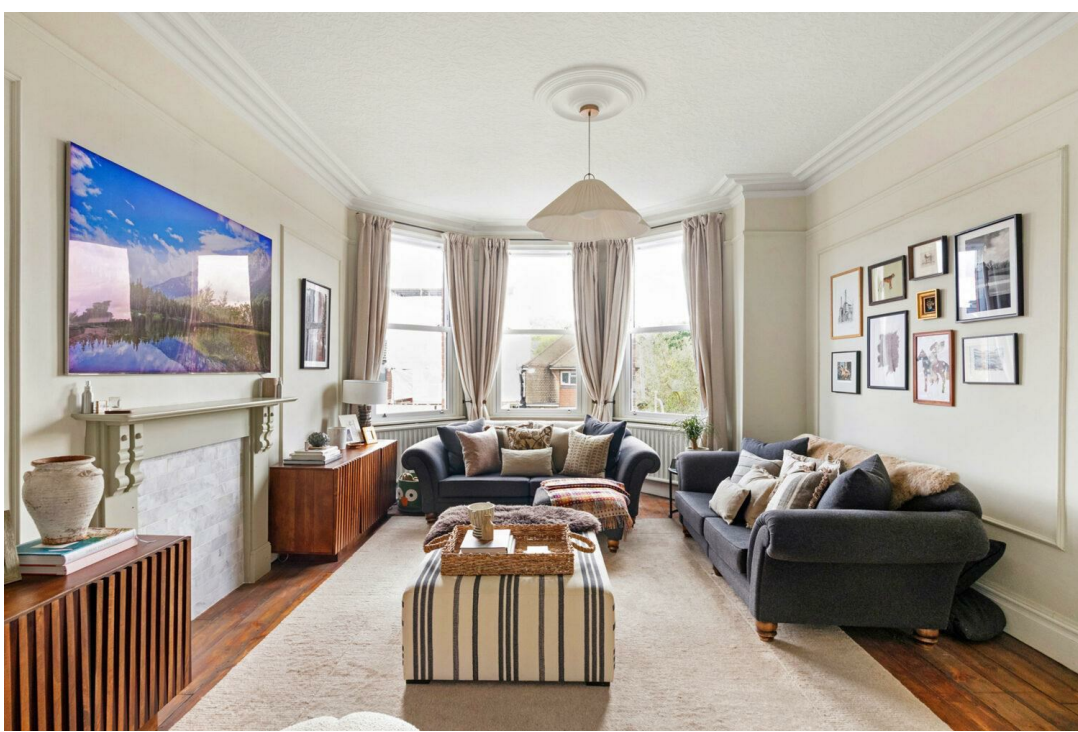


Underhill Road, SE22 | £2,000,000

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# In General

- Four bedrooms
- Additional study
- Semi-detached
- Off street parking and garage
- 2,450 Sq Ft of internal space (inc garage)
- Stunning condition throughout
- Potential to loft extend (STPP)
- 55ft landscaped garden
- Large utility room
- Garden outbuilding and additional store

# In Detail

Stunning, spacious, charming and beautifully-bright large family home on this desirable, residential road ideally located between Dulwich Park and East Dulwich, SE22.

Boasting over 2,400 Sq Ft of internal space; the semi-detached property has been lovingly modernised by the current owner to a very high standard. There is a sumptuous 31ft bay-fronted double reception with characterful features and gorgeous high ceilings off of a rather grand entrance hallway. There is an 18x13 ft bespoke Smallbone-designed luxury kitchen with high-end appliances that leads onto an airy conservatory looking over the landscaped 55 ft garden as well as a large side-return.

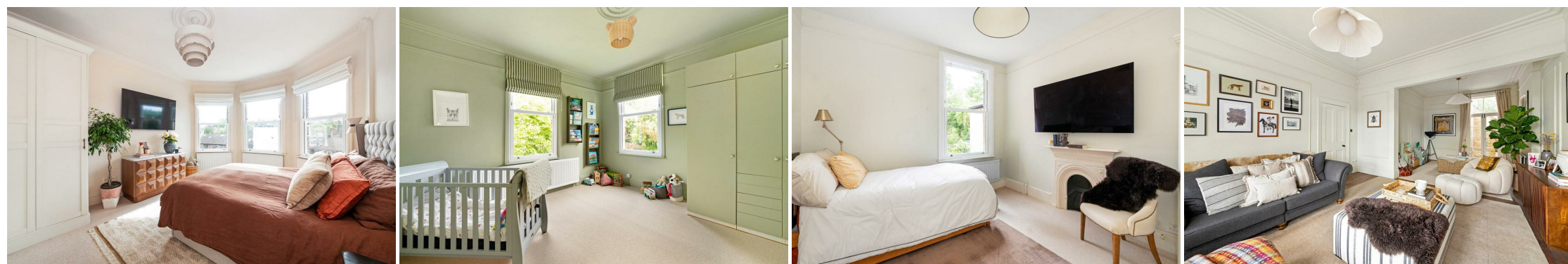
Upstairs are three comfortable double bedrooms - including the 18x12 principal bedroom with built-in wardrobes - as well as a quality family bathroom, a single bedroom and an additional study.

Underhill Road is enviably-located for the excellent primary, secondary and independent schools nearby as well as a choice of brilliant parks and green spaces. There are a host of independent shops, bars, restaurants and coffee shops on Lordship Lane, North Cross Road and Forest Hill Road.

There are strong transport links into The City and West End from East Dulwich station (1.5 miles), West Dulwich station (1.4 miles) and Forest Hill station (1 mile) along with bus/cycle routes through the neighbouring Dulwich Village, Herne Hill and Peckham Rye.

The property further benefits from off-street parking, a 17x15 ft undercroft garage with an additional cellar/store as well as a brick built garden outbuilding and additional store area.

EPC: D | Council tax band: F



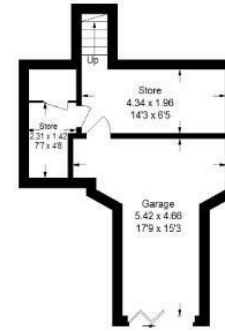
# Floorplan

## Underhill Road, SE22

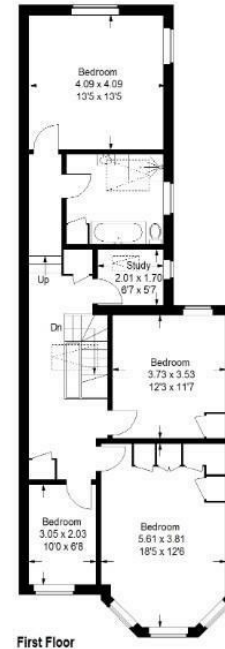
Approximate Gross Internal Area  
(Excluding Outbuilding / Store / Including Garage)  
227.6 sq m / 2450 sq ft



Ground Floor

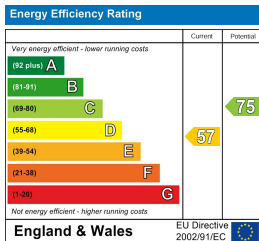


Lower Ground Floor



First Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice.  
Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions,  
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