



Overhill Road, SE22 | £1,250,000

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# In General

- Four double bedrooms
- Two bathrooms
- Stunning garden
- Excellent condition throughout
- Off-street parking

# In Detail

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

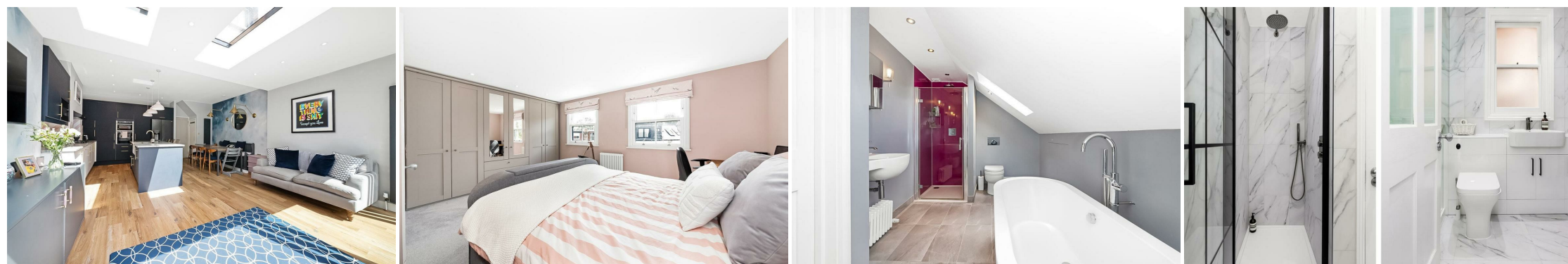
Boasting over 1,440 Sq Ft of internal space, the semi-detached period property has been lovingly modernised to a high-standard by the current owner. The high-spec 22x18 ft kitchen-reception opens out through sliding doors onto a charming decked area and low maintenance garden complete with shaded bar/BBQ area – ideal for hosting and entertaining.

Upstairs to the first floor are three comfortable double bedrooms and a modern family shower room. Up into the loft-extended second floor is a stunning principal bedroom with a luxury en-suite bathroom and access to the eaves storage.

Overhill Road is ideally located for the excellent local primary, secondary and independent schools as well as the gorgeous parks and green spaces. There are a host of independent shops, bars, restaurants and coffee shops on Lordship Lane, North Cross Road and London Road.

There are strong transport links into The City and West End from Forest Hill station (1.1 miles), Honor Oak Park station (1.1 miles) and East Dulwich station (1.3 miles) as well as bus/cycle routes through the neighbouring Dulwich Village, Herne Hill and Peckham Rye

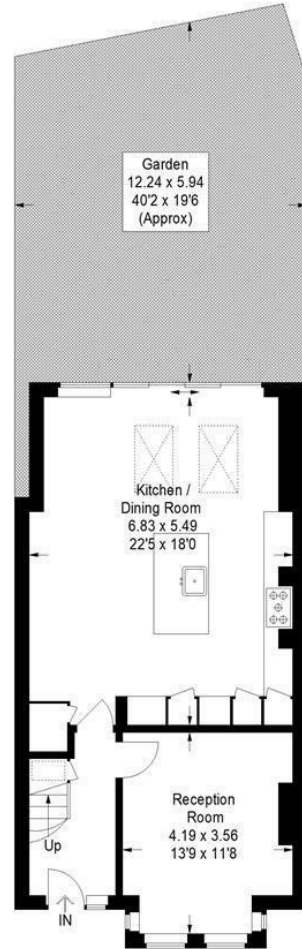
EPC: D | Council Tax Band: E



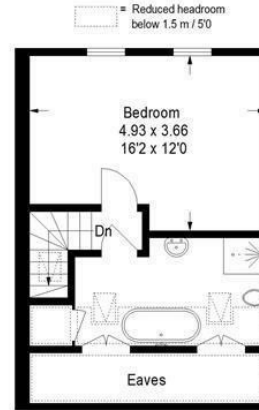
# Floorplan

Overhill Road, SE22

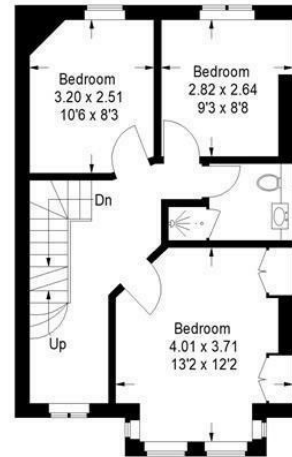
Approximate Gross Internal Area  
(Excluding Eaves)  
134.3 sq m / 1445 sq ft



Ground Floor



Second 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, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
102 plus) A	80
76(41) B	
69(40) C	
55(48) D	
39(54) E	
21(38) F	
1(20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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