



Grove Park, SE5 | £2,100,000

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# In General

- Five double bedrooms
- Three bathrooms
- Semi-detached, family home
- Off-street parking
- Large, 82 foot garden
- Good condition throughout
- Potential to kitchen-extend (STPP)
- Desirable, residential road

# In Detail

CHAIN COMPLETE - Charming, spacious and characterful large family home on this desirable, tree-lined street enviably-located in the Camberwell Grove Conservation area.

This semi-detached beauty boasts over 2,200 Sq Ft of internal space which has been lovingly modernised and maintained by the current owners who are relocating out of London. There is a characterful 16-ft bay-fronted reception room with a feature fireplace and high ceilings as well as a second formal reception room. The 24-ft kitchen-breakfast room offers potential to modernise and extend into the side-return (STPP) and opens out through patio doors onto a splendid 82-ft garden laid-to-lawn with mature shrubs.

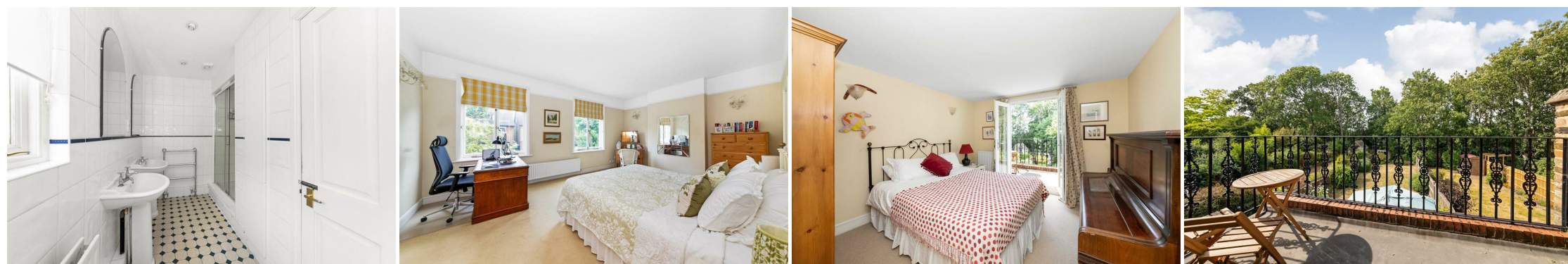
Upstairs are five comfortable bedrooms - including the 18-ft principal bedroom which enjoys a fabulous en-suite shower room and bespoke walk-in wardrobe. There are two further bathrooms and the 15-ft back bedroom enjoys a gorgeous stand-on balcony with a view over the gardens and mature trees.

Rosslyn, Grove Park is enviably located for the excellent transport links into The City and West End from Peckham Rye station (0.6 miles) and Denmark Hill station (0.5 miles) as well as the bus/cycle routes through the neighbouring East Dulwich, Herne Hill and Dulwich Village. There are a host of independent shops, bars, restaurants and coffee shops nearby on Bellenden Road and Lordship Lane as well as a choice of parks and green spaces - including the delightful Lettsom Community Garden

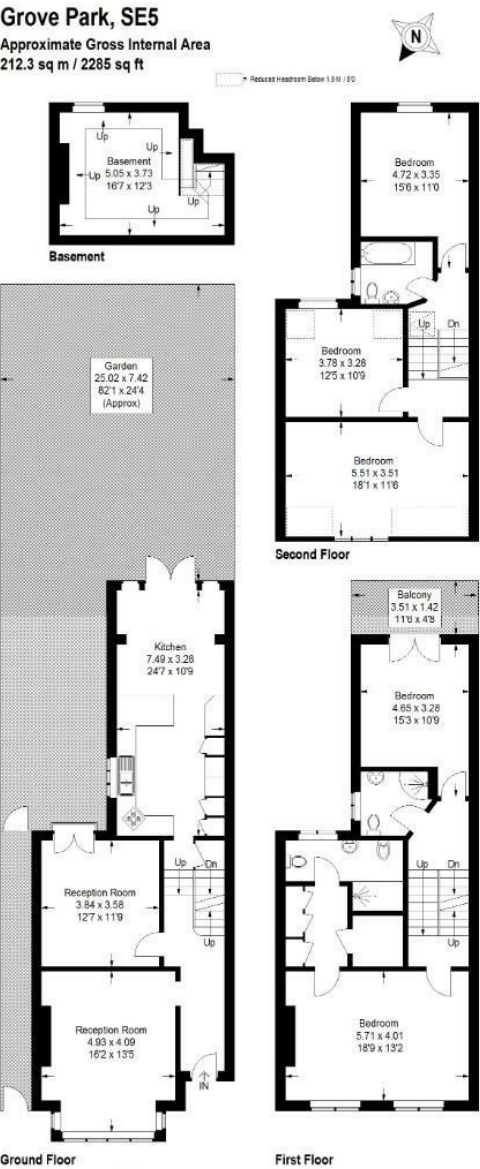
There are a host of excellent local primary, secondary and private schools nearby.

The property further benefits from a 16 x12 ft basement with plumbed utility and access to off-street parking.

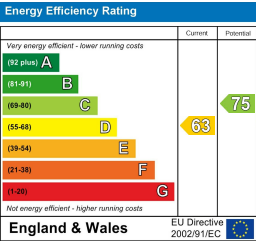
EPC: D | Council Tax Band: F



# Floorplan



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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.



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