



Email: info@no-flies.co.uk

www.no-flies.co.uk

Contact us on 020 7737 8047

Pellatt Road, East Dulwich, SE22

£925,000

Freehold

A nicely presented, well located, three bedroom family home in the heart of East Dulwich.



Local Transport

 **East Dulwich**

Approx. 1 km away.

Destinations: **London Bridge & Peckham Rye** (for London Overground services (change at **Canada Water** for connection to **Canary Wharf**)).

 **12,40,176,185 & 197**

Approx: 150-450 mtrs

Destinations: **Elephant & Castle, Waterloo, Vauxhall, Oxford Circus, Clerkenwell, Victoria and Charing Cross.**

Three bedrooms

Pretty south facing garden

Double reception

This nicely presented, three bedroom house is to be found in one of the quiet Victorian terraced streets between Lordship Lane and Crystal Palace Road. It retains a number of period features, provides excellent family accommodation, is ready for you to move into and comes onto the market with no onward chain.

The house is a few minutes' stroll from Lordship Lane. So, on your doorstep you have the pick of the many bars and restaurants on this very foodie-oriented stretch of south east London high street. You are also excellently placed to pick up some delicious fresh produce from the weekly North Cross Road market or from the local independent butchers, fishmongers, cheesemongers or greengrocers for which this area is becoming increasingly known.

All of Heber, Goodrich and Harris Primary Academy primary schools and The Charter secondary school are a short walk from the house and the independent schools of Dulwich are also within easy striking distance. So, whatever your education needs, this house fits the bill.

East Dulwich railway station (which provides direct services into London Bridge (c.13 mins)) is approximately 10-15 minutes' walk from the property and both Denmark Hill and Peckham Rye railway stations are a short bus ride away. At these stations you will find direct trains to Victoria and King's Cross stations and access to the London Overground services providing connections to the Jubilee line Tube services to Canary Wharf. Frequent bus services are also available on Lordship Lane providing direct routes to destinations including the City and West End.

You approach the house through the paved front garden with its period tiled path and enter into the hallway with its wood effect porcelain floor tiles that extend into the kitchen. Immediately to your left is the double reception room. This lovely bright room retains a number of period features including picture rails and ceiling roses and has a recently installed multi-fuel burner and original brick fireplace with built-in shelving to both chimneybreast recesses. At the front of the reception room is a bay window looking onto the street and, at the rear, a fully glazed door leads onto the side return of the property.

Returning to the hallway and proceeding towards the rear of the house you pass the downstairs cloakroom on your right. This is fitted with a white WC and handbasin. At the rear of the house you will find the kitchen. The kitchen is fitted with white high-gloss units with a wood effect worksurface. There is an integrated Rangemaster cooker, dishwasher, fridge and freezer and space for a freestanding washing machine. The kitchen is easily large enough to accommodate a table and chairs for informal dining and has a casement window looking onto the side return of the property as well as a fully glazed door leading out onto the rear garden.



Returning to the hallway you take the staircase with open balustrade to the half landing where you will find access to the rear loft space and the third bedroom and bathroom. The third bedroom, which is at the rear of the property with a casement window looking down onto the garden, is a single room that would make an ideal child's bedroom or home office – a real boon in current times.

The stylish bathroom, which has a casement window looking onto the side of the property, has recessed ceiling lighting and a heated towel rail. It is fitted with a white three-piece suite comprising bath, with over bath shower, hand basin and WC and the floor and walls are fully tiled.

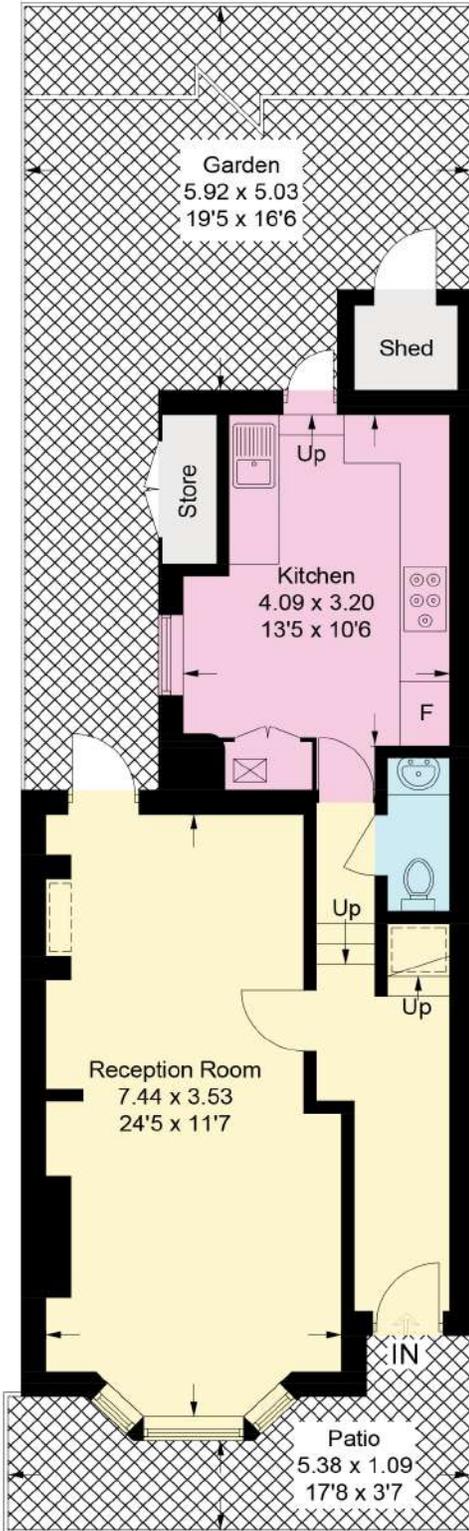
From the half landing a further half flight of stairs takes you to the first floor of the house. From this landing there is access to the main loft space. Our clients have had plans and costings prepared for extending into the loft but have decided not to proceed with the works. The second bedroom, which is a spacious double room, has a picture rail and a casement window looking out onto the rear of the property. At the front of the house is the master bedroom. Again, there is a period picture rail and this room has a large, built-in wardrobe and two large casement windows looking onto the front of the property.

Externally the house benefits from both a paved front garden area and a pretty rear south facing garden, which is extremely private and provides the ideal spot for outside dining or entertaining. The rear garden is partly laid to shingle and partly set out in a well-designed circular paved seating area, which is surrounded by beds planted with a range of shrubs and perennials. The garden also benefits from a brick built storage shed and a further useful large storage cupboard.

This is a nicely presented and well-located house, which is double-glazed throughout. It offers generous family accommodation and has scope (STPP) to extend the footprint further by extending into the loft space. The house has been finished with the highest quality materials (including Farrow & Ball paint and tiling by Porcelanosa) and the quality shines through. Your early viewing is recommended.

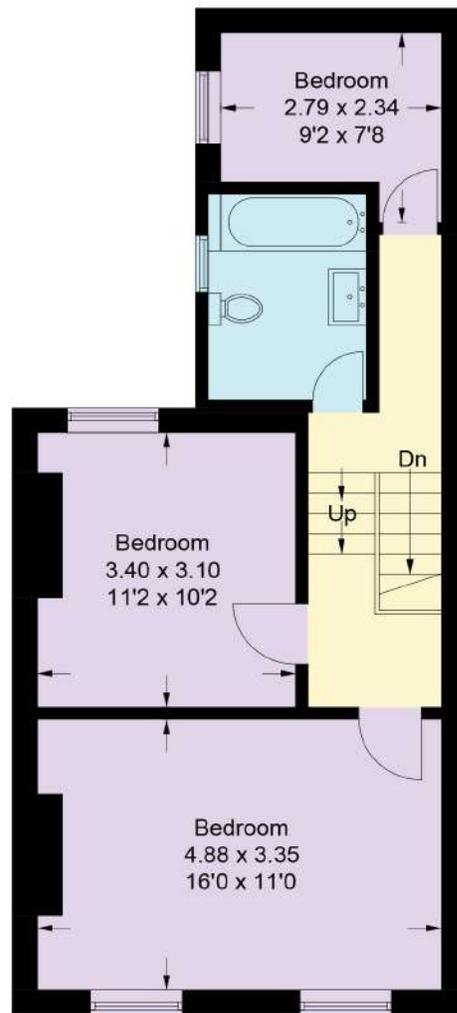
Pellatt Road, SE22

Approximate Gross Internal Area = 98.8 sq m / 1063 sq ft



Ground Floor

 = Reduced headroom below 1.5m / 5'0

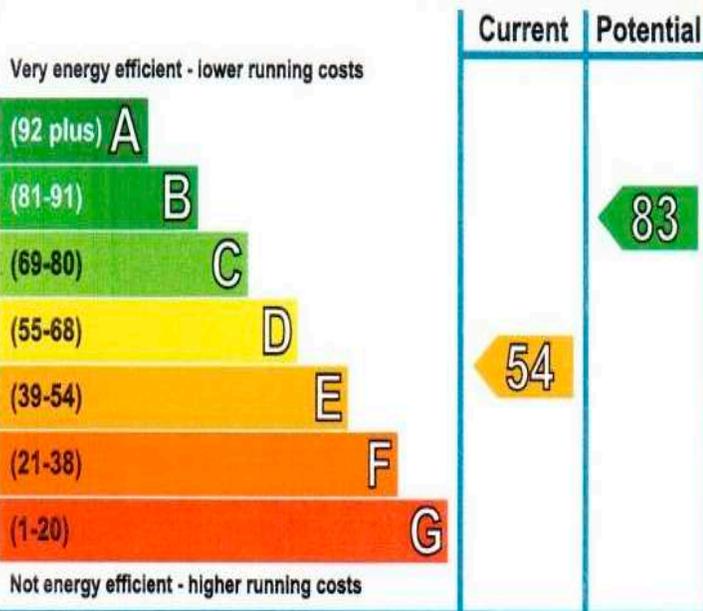


First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID661832)



Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

To arrange a viewing of this property please call us on 020 7737 8047 or visit www.no-flies.co.uk for further details.

Viewing strictly by appointment only with No-Flies.