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Dunstans Road, East Dulwich    Guide Price: £950k - £975k    Freehold

Chain Free    An Extended 4 bedroom house with a wealth of period features throughout.



### Local Transport

#### Honor Oak Park

Approx. 0.9 miles away  
Destinations: London Bridge, London Victoria, Shoreditch and Canada Water (for connection to Canary Wharf).

#### East Dulwich and Peckham Rye

Short bus ride away.  
Destinations: London Bridge.

#### 12, 63, 197 & 363

Distance: Approx. 250m  
Destinations: Peckham Rye, Elephant & Castle, & Kings Cross.

Four bedrooms

Two Bathrooms

Chain Free

This beautiful, 4 bedroom house, which is being sold chain free, is to be found on the part of Dunstans Road that is between Underhill and Forest Hill Roads. The location is quiet and peaceful with easy parking, yet it is within walking distance of both the open spaces of Peckham Rye (which is a 2 minute walk) and East Dulwich's Lordship Lane (approximately 15 minutes' walk) where you can choose amongst the many restaurants, bars and independent shops as well as take advantage of the weekly North Cross Road market. Closer to hand there are a range of facilities (including shops, a chemist, dentist and doctors surgery, a post office and pubs) on Forest Hill Road a few minutes' walk from the property. The house is also ideally located for schooling with the well regarded Goodrich state primary school a 5 minute walk away.

Both East Dulwich railway station (which provides direct services into London Bridge (c.13 mins) and Peckham Rye station (where you will find additional direct trains to Victoria and King's Cross stations and access to the London Overground with connections to Clapham Junction and the tube services to Canary Wharf) are within a reasonable walk or a short bus ride.

Frequent bus services are also close at hand which take you directly to Victoria, Waterloo, London Bridge and the West End. This includes the 63 and 363 which are only two minutes away.

You approach the property through the paved front garden and enter into the hallway with its stripped wooden flooring. Immediately to your left is the first of the reception rooms. This is a spacious and bright room with high ceilings and period coving. There is a bay window looking out onto Dunstans Road. This front reception room has an open hearth fitted with a log burner and there is fitted shelving and storage to both chimneybreast recesses.

Adjacent to the front reception room is the second reception room, which is open plan to the hallway. Again this is a nice high ceilinged space, which has a half glazed door leading out onto the side return of the property and the garden beyond.

Continuing along the hallway you pass a number of useful understair storage areas before entering the kitchen diner. Immediately to your left on entering this room you will find a large storage cupboard which houses the central heating boiler and has also been plumbed for a washing machine. The kitchen is fitted with a range of white high-gloss units with deep stone work surfaces. There is an integrated double oven and hob as well as a fridge freezer. There is also space for a freestanding dishwasher. At the rear of the kitchen diner is the dining area. This is a light and bright space having both two roof lights and bifold doors leading out onto the rear garden.

Returning to the hallway the stairs, with wooden balustrade, lead up to the first floor. Here, on the first half landing you will find the first of the bedrooms and the bathroom. At the rear of the property is the first bedroom. This is a double room with a large double glazed casement window looking down onto the rear garden. Adjacent to the first bedroom is the bathroom. This is a nicely fitted room with a white three-piece suite comprising bath with over bath shower, low-level WC and hand basin. There is also a heated towel rail.

From the first half landing a flight of three stairs leads up to the first floor proper where you will find two further bedrooms. Immediately on your right is the first of these bedrooms. This is a comfortable double room with a double glazed casement window looking down onto the garden. At the front of the property at this level is the original main bedroom. This is a spacious double room with two double glazed sash windows looking out onto Dunstans Road. There are stripped and painted boards to the floor.



From outside of the main bedroom a further staircase leads up into the loft extension. Here you will find the fourth bedroom. The fourth bedroom is again a spacious double room. It is a nice bright space with windows to 2 aspects, Velux rooflights to the front and a casement window to the rear looking out onto surrounding gardens. This bedroom also benefits from some eaves storage space. Ensuite to the fourth bedroom is a shower room. This is fitted with a white three-piece suite comprising shower enclosure, low-level WC and hand basin. Again there is a heated towel rail. From the shower room a Velux roof window looks out to the front of the property.

Externally the property benefits from a small paved front garden and a pretty and secluded rear garden extending to some 59 feet. The rear garden comprises a side return, which could, subject to planning and permissions, provide scope for further extending the footprint of the house, and the main garden area. The main garden area is divided into a patio area immediately as you leave the house which in turn leads onto the rest of the garden. The patio area is laid to shingle and provides the perfect spot for outside dining or entertaining during the warmer months. The main garden area is mostly laid to lawn with surrounding beds planted with a range of mature shrubs and perennials. At the far end of the garden there is a fully glazed greenhouse.

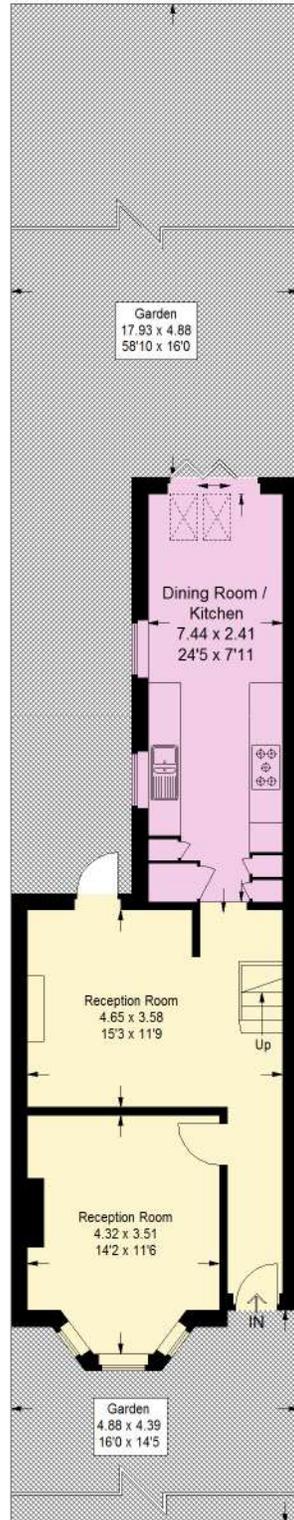
This is a lovely house, which provides generous family accommodation. It is in a great location and is being sold chain free. Your early viewing is recommended.

# Dunstans Road, SE22

Approximate Gross Internal Area  
 Ground Floor = 64.3 sq m / 684 sq ft  
 First Floor = 46.7 sq m / 503 sq ft  
 Second Floor ( Excluding Eaves)  
 23.1 sq m / 249 sq ft  
 Total = 124.1 sq m / 1336 sq ft



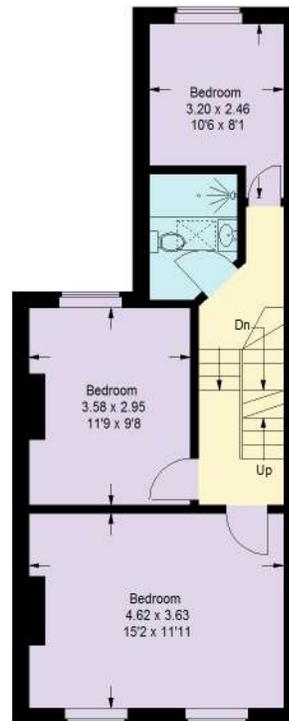
 = Reduced headroom below 1.5 m / 5'0"



**Ground Floor**

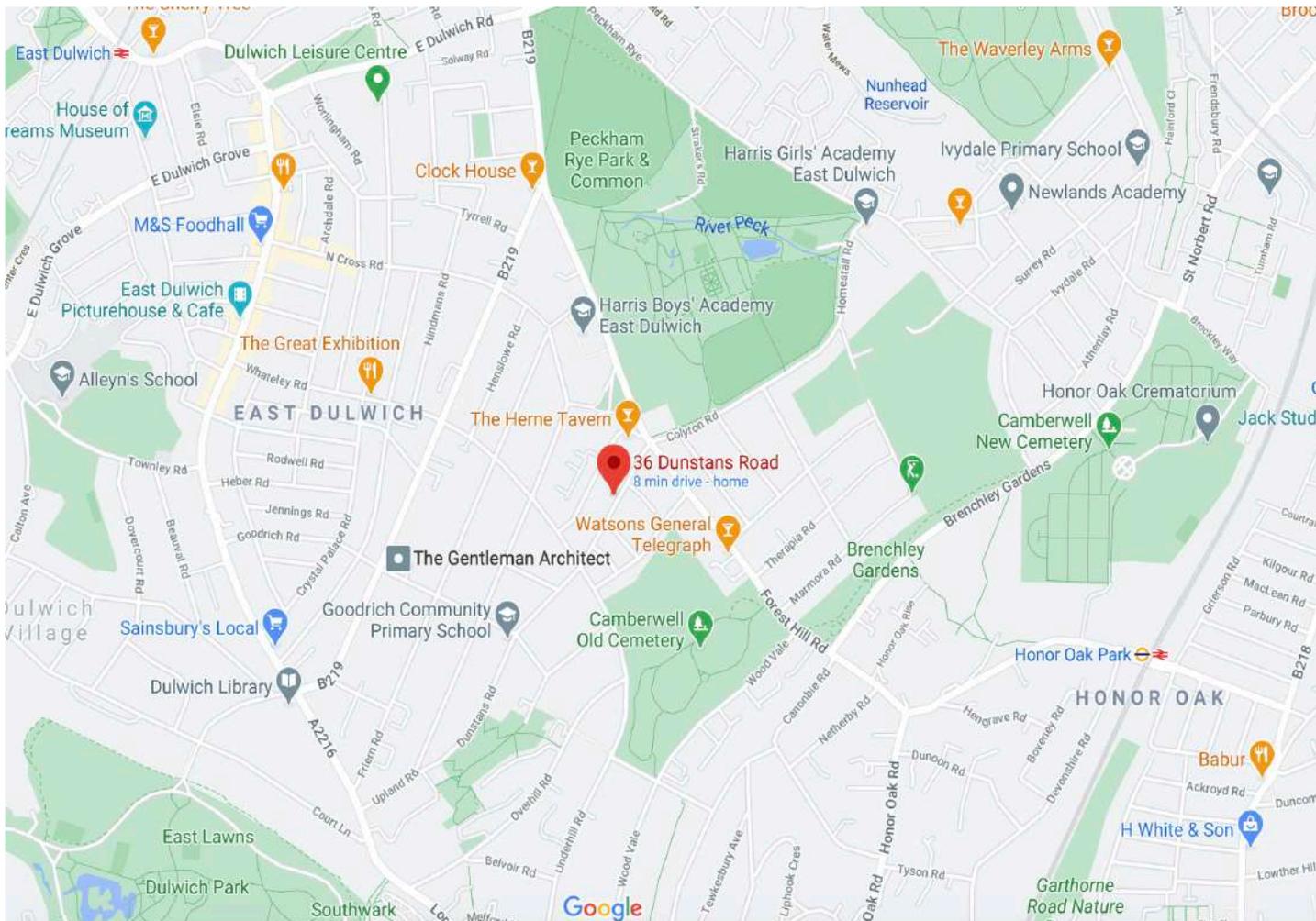


**Second Floor**

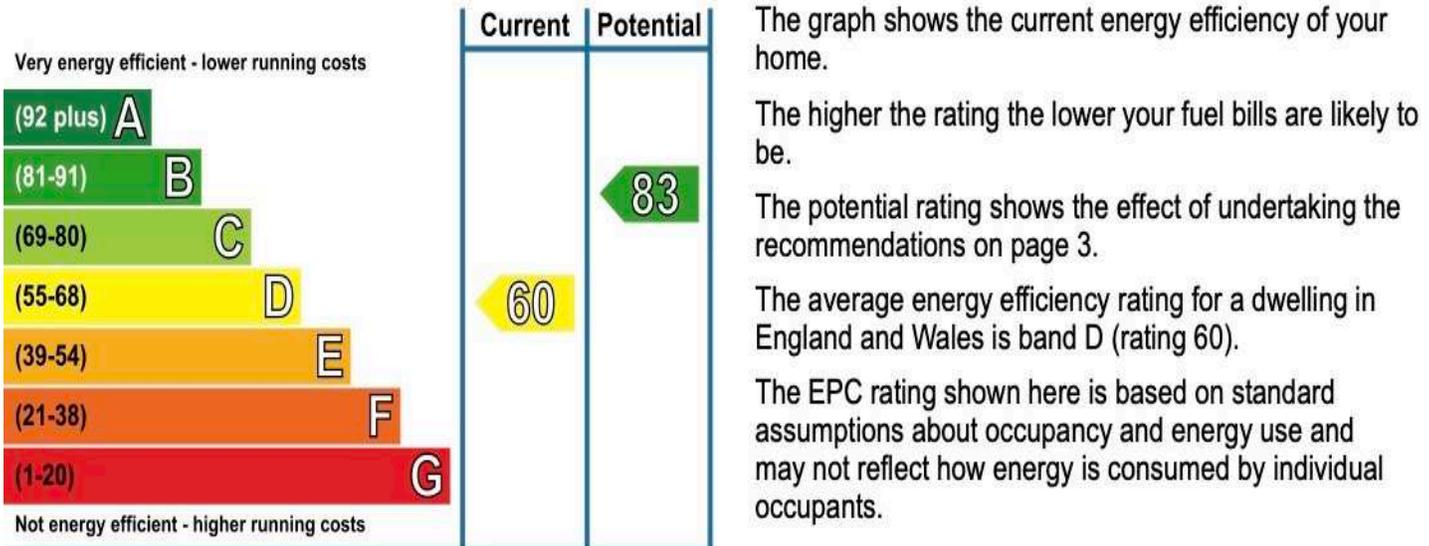


**First Floor**

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. (ID685483)



## Energy Efficiency Rating



To arrange a viewing of this property please call us on 020 7737 8047 or visit [www.no-flies.co.uk](http://www.no-flies.co.uk) for further details.

Viewing strictly by appointment only with No-Flies.