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Landells Road, East Dulwich, SE22 Guide Price: £900k - £925k FREEHOLD

A beautiful three bedroom, two bathroom Victorian house in a quiet East Dulwich location.



Local Transport

 **East Dulwich**

Approx. 1km 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: 200-300 mtrs

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

Chain Free

Two reception rooms

Two bathrooms

This charming three bedroom half house, which is being sold chain free, is on Landells Road close to its junction with Silvester Road. Landells Road runs parallel with, and in between, Lordship Lane and Barry Road. The house has been well maintained and thoughtfully extended by its existing owners, with double glazing throughout and most windows fitted with high quality plantation shutters.. The location is an easy walk from Lordship Lane. So, within a short stroll, you can pick and choose amongst the many restaurants on this sought after stretch of south east London high street; pop in for a pint or a glass of wine in one of the numerous pubs or bars or, if you fancy dinner in, pick up all you need from the many independent food stores or the weekly North Cross Road market. If you fancy a film, the East Dulwich Picturehouse is close to hand.

The house is well located for schools with Heber primary, Harris Academy on Lordship Lane and Goodrich primary all within striking distance.

East Dulwich railway station (which provides direct services into London Bridge (c.13 mins)) is roughly ten minutes' walk or a five minute bus ride of the property. Frequent bus routes are also close by, which can take you directly to Victoria, Waterloo and The City. Also within fifteen minutes, the bus can take you to any of Denmark Hill, Peckham Rye or Forest Hill railway stations. There you will find direct trains to Victoria, King's Cross and St.Pancras International stations and access to the London Overground services providing connections to the Jubilee line tube services to Canary Wharf.

You approach the property through the front garden and enter into the small communal hallway where the door to the house is on your left. Upon entering the house you find yourself in the entrance hallway where, directly in front of you, is the downstairs cloakroom, which has underfloor heating. This is fitted with a white 2 piece suite comprising hand basin and low-level WC.

To your left from the entrance hallway is the formal reception room. This is a spacious, high ceilinged room with sash windows fitted with full height plantation shutters looking out to the front of the property. The front reception has solid wooden flooring and a period iron fireplace, to each side of which there is built-in shelving to the chimneybreast recesses.

Returning to the hallway, the open plan kitchen and rear reception room is directly in front of you. As you enter this room you pass, on your right, a useful under stairs storage cupboard where the current owners have plumbed their washing machine. This rear open plan space has ceramic floor tiles throughout and underfloor heating. The kitchen area is fitted with a range of grey, high gloss units with a marble effect work surface. There is a Franke hot and filtered water tap, an integrated double oven, one of which incorporates a microwave,, a five burner hob and a dishwasher with space for a large American-style freestanding fridge freezer. The kitchen has been designed to incorporate a breakfast bar area in a separate island unit. Continuing on from the kitchen you enter the open plan living space. This is a bright area with three roof lights and fully glazed bifold doors leading out onto the rear garden.

Returning to the hallway, you take the stairs to the first floor where you will find the first two bedrooms and family bathroom.



Immediately on your right on the first floor landing is the entrance into the bathroom. This is very nicely fitted with underfloor heating and a white three-piece suite comprising freestanding bath, low-level WC and hand basin. There is also a separate large walk-in shower enclosure with rainfall showerhead. The bathroom has contemporary ceramic tiling to the floor and walls and there is also a heated towel rail.

Next off the first floor landing is the first of the bedrooms. This is the smallest of the three bedrooms but can accommodate a double bed. This first bedroom has windows looking out to the rear and also benefits from a large and useful under stairs storage cupboard.

At the front of the house at first floor level is the second bedroom. This is a comfortable double room with stripped boards to the floor and two areas of built-in storage. Two sash windows look out from this room onto Landells Road.

From the first floor landing a further flight of stairs leads to the loft extension. Halfway up the stairs is a further storage cupboard. The loft extension comprises a spacious double bedroom, with far-reaching views to the west, and an ensuite shower room. The loft bedroom has solid wooden flooring and a range of built-in storage maximising the eaves space. There are two Velux roof windows to the front and a wide casement window to the rear looking down onto the rear garden.

The ensuite shower room is fitted with a low-level WC, hand basin and walk-in shower enclosure. There are contemporary tiles to the walls with a contrasting inset feature tiled area. The shower room also benefits from some built-in storage and a heated towel rail.

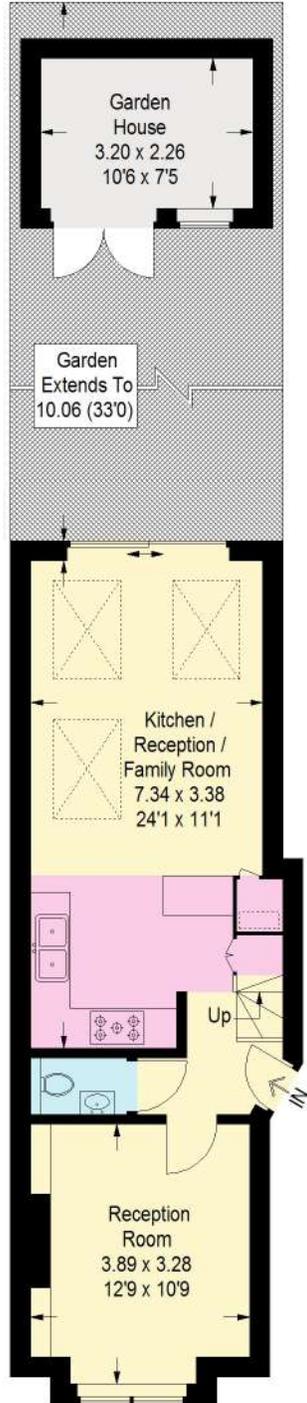
Externally this lovely house has both a small private front garden, which would provide ample space for installing some bicycle storage, and a pretty, west facing rear garden. The rear garden has a slightly raised patio area just as you exit the open plan reception room. This is tiled with the same tiles as used internally. From the patio area you step down onto an area laid to Astroturf with recessed lighting, which is edged by two beds. At the end of the Astroturf area there is a large garden office, which is supplied with electricity and Wi-Fi. This useful space could equally be used as a children's playroom or simply for storage of larger garden items.

This is a thoughtfully extended property, which is finished to a high standard and provides good family accommodation. It has been excellently maintained by its existing owners, who have installed replacement double glazing throughout including replacement sash windows and high quality shutters. It is ready to move into and is being sold chain free. Your early viewing is recommended.

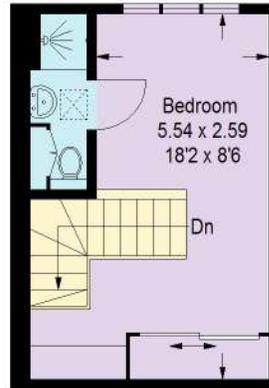


Landells Road, SE22

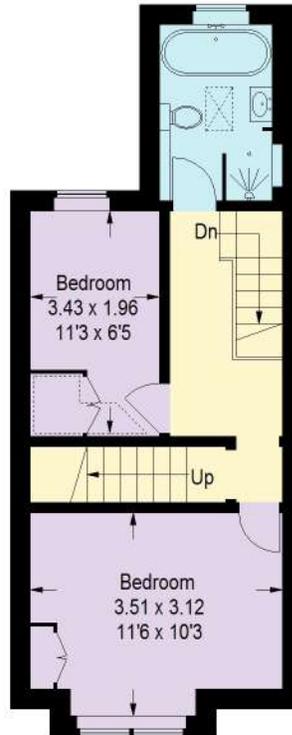
Approximate Gross Internal Area
 Ground Floor = 43.0 sq m / 463 sq ft
 First Floor = 33.3 sq m / 358 sq ft
 Second Floor = 19.8 sq m / 213 sq ft
 Total (Excluding Garden House)
 96.1 sq m / 1034 sq ft



Ground Floor



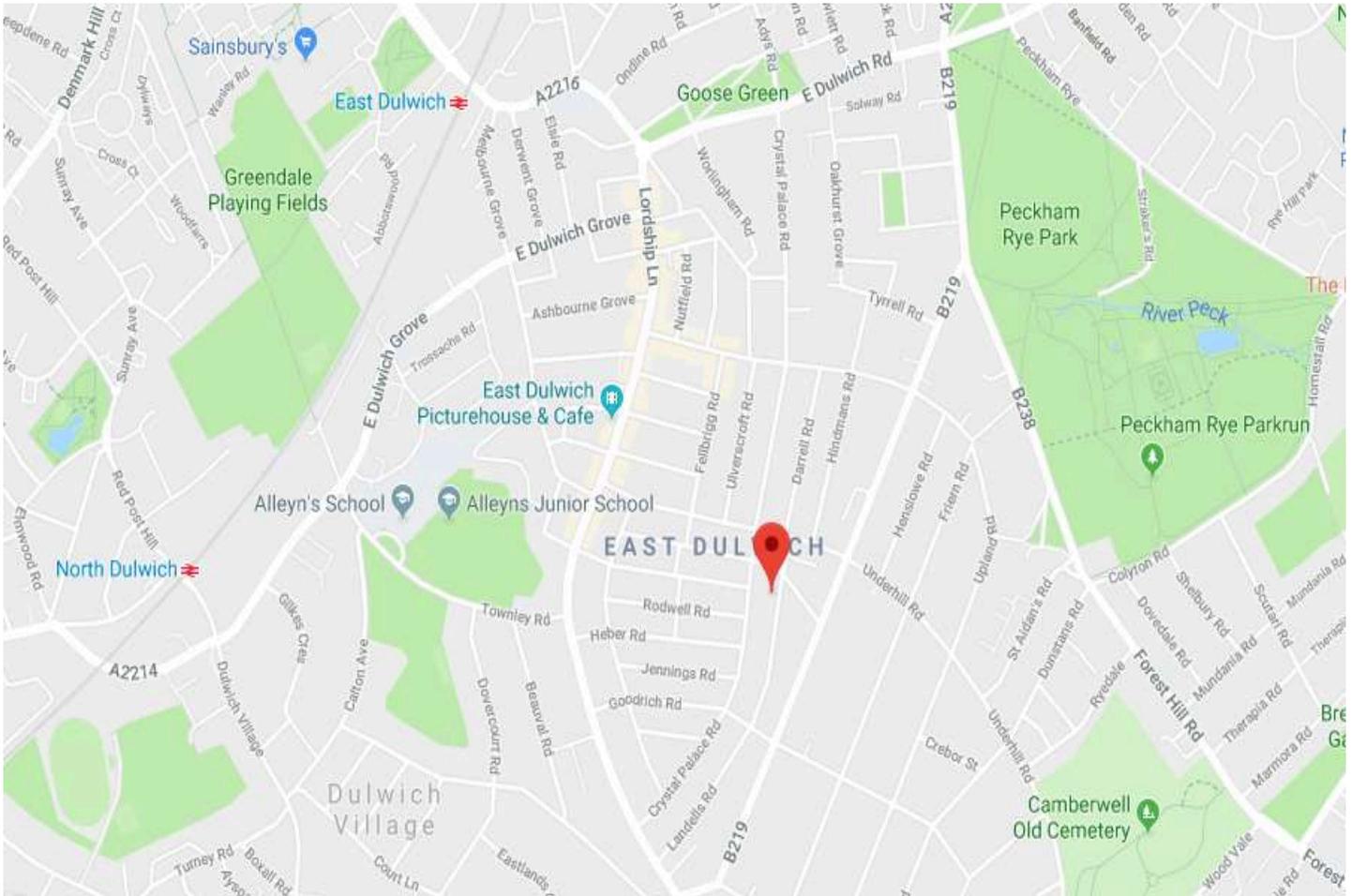
Second Floor



First Floor

= Reduced headroom below 1.5 m / 5'0

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. (ID860413)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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.