



ELSIE ROAD, EAST DULWICH, SE22
£2,000,000 FREEHOLD

A STUNNING, SEMI-DETACHED FAMILY HOME, SITUATED ON ONE OF THE MOST SOUGHT-AFTER ROADS IN SE22.

Dulwich | 020 8299 2722 | dulwich@winkworth.co.uk

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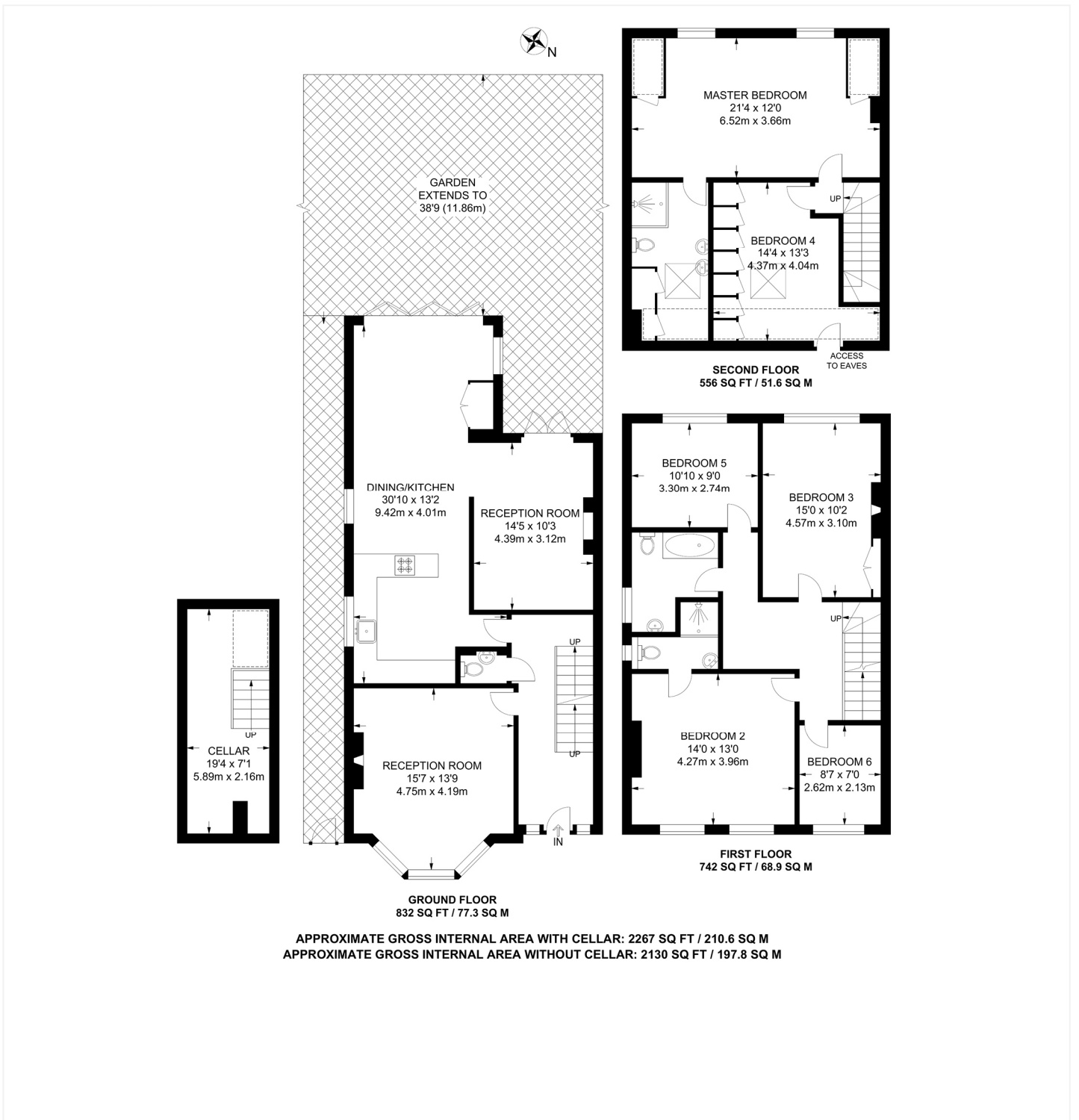
DESCRIPTION:

A stunning, semi-detached family home, situated on one of the most sought-after roads in SE22. Standing proud on Elsie Road, a no-through and quiet road, is this stunning family home. The property boasts on the ground floor a spacious separate reception, complete with a working fire, high ceilings, sash windows and tasteful decoration. To the rear, the property comprises a spacious kitchen-diner and separate reception, the kitchen includes fully fitted appliances, breakfast bar and engineered wood flooring throughout. The first floor contains three spacious double bedrooms one benefitting from an en-suite bathroom as well as a family bathroom and a further single bedroom. The top floor boasts an impressive master suite including a large bedroom separate dressing room with fully fitted wardrobes (this could also serve as a separate double bedroom) and a spacious en-suite shower room to the large bedroom. The property further benefits from a spacious South West facing garden, fantastic for entertaining. Off-street parking is a great benefit to this home which also provides access via a side gate to the back garden. There is a large cellar which is used as an office, and the property further benefits potential to extend into the side and rear STPP. The location offers a large selection of highly sought-after primary and secondary schools, and is within a short walk to East Dulwich station for direct links to London Bridge. Denmark Hill is within a short 5-minute bus journey and Brixton underground station is within a 10-minute bus journey on the number 37. Lordship Lane and Dulwich Village offer an impressive array of popular shops, bars and restaurants, with large green open spaces found at Peckham Rye Park, Dulwich Park or Goose Green.

AT A GLANCE

- Five Bedrooms
- Semi-Detached House
- Two Reception Rooms
- Open-Plan Kitchen-Diner
- Potential to Extend to the Side & Rear STPP
- South West Facing Garden
- Cellar
- Freehold





This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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