



Hindmans Road, SE22
£750,000

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In general

- Two double bedrooms
- Freehold house
- 51-ft mature garden
- Excellent condition throughout
- Potential to extend (STPP)

In detail

Quirky, modern and unique two-bedroom mid-terrace house on this desirable residential street in the heart of East Dulwich.

Hindmans Road has been lovingly modernised and remodelled by the current owner with potential to further extend (STPP). It is slightly narrower than many terraced houses – but every inch of the open plan layout downstairs has been cleverly designed with a beautiful integrated kitchen.

There is a stunning and mature 51-ft private garden with a large shed at the rear. Upstairs are two comfortable double rooms, a modern family bathroom and access to the loft.

Enviably located for the independent shops, bars and restaurants of nearby Lordship Lane as well as excellent local schools and parks – such as Dulwich Park, Peckham Rye and Goose Green. There are strong transport links into The City and West End from East Dulwich station (0.8 miles) and Peckham Rye station (1.1 miles) as well as bus connections through the neighbouring Dulwich Village, Herne Hill and Camberwell.

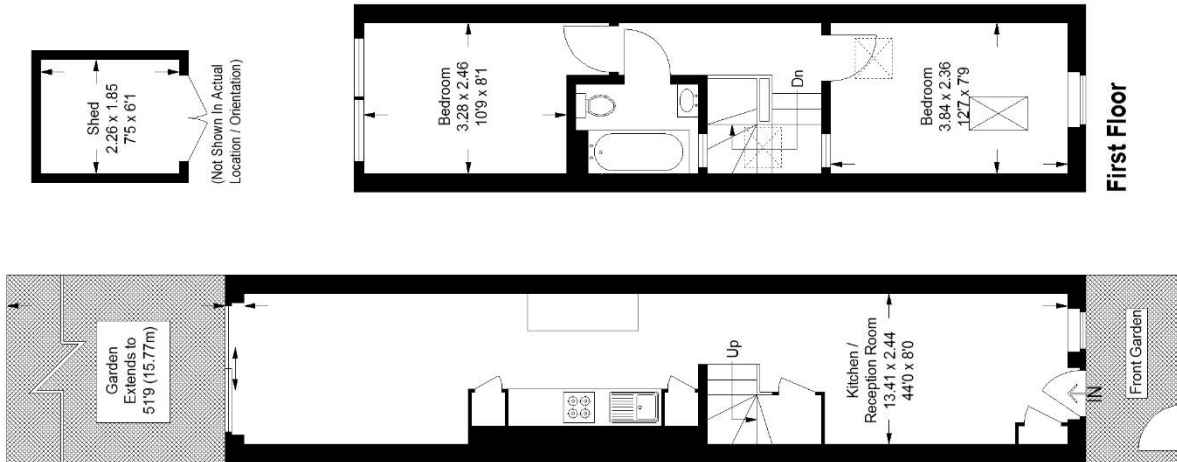
EPC: C | Council Tax Band: D



Floorplan

Hindmans Road SE22

Approximate Gross Internal Area
Ground Floor = 33.4 sq m / 359 sq ft
First Floor = 28.1 sq m / 302 sq ft
Shed = 4.1 sq m / 44 sq ft
Total = 65.6 sq m / 705 sq ft



Ground Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. 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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 70 C | 85 B |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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