



Hayes Grove, SE22
OIEO £985,000

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In general

- Three bedroom townhouse
- Three bathrooms
- Desirable cul-de-sac
- Internal garage
- Freehold house
- Chain free

In detail

Beautifully bright and spacious modern townhouse on this desirable cul-de-sac ideally located in the heart of East Dulwich.

Hayes Grove is a 2003-built development offering excellent access into The City and West End from East Dulwich station (0.2 miles) and Peckham Rye station (0.8 miles) as well as a host of bus connections through the neighbouring Camberwell, Herne Hill and Dulwich Village. There are an array of independent shops, cafes, bars and restaurants nearby on Lordship Lane and Bellenden Road as well as a choice of parks, green spaces and sought-after schools.

Boasting over 1500 sq ft of internal space (including the garage) as well as a 30-ft well-maintained garden and access to unallocated parking – the three-storey property is an ideal first family home and has been lovingly kept by the current owners. The huge open-plan kitchen-reception is on the first floor allowing additional natural light. There are two large double-bedrooms on the top floor including an en-suite to the master. There is a further en-suite bedroom or additional reception room on the ground floor which provides access out onto the garden.

The property also has its own parking space in front of the house. There are also visitor parking spaces on the development.

EPC: C | Council Tax Band: F | Service Charge: £639.74 pa | Freehold



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

Floorplan

Hayes Grove, SE22

Approximate Gross Internal Area

Ground Floor (Including Garage) = 47.1 sq m / 507 sq ft

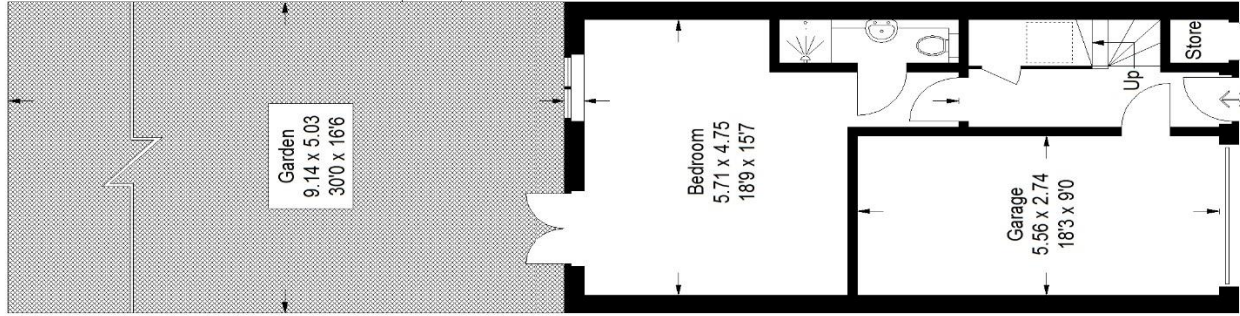
First Floor = 46.3 sq m / 498 sq ft

Second Floor = 46.3 sq m / 498 sq ft

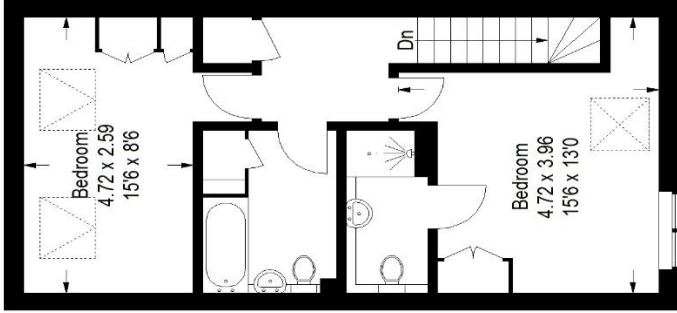
Total = 139.7 sq m / 1503 sq ft



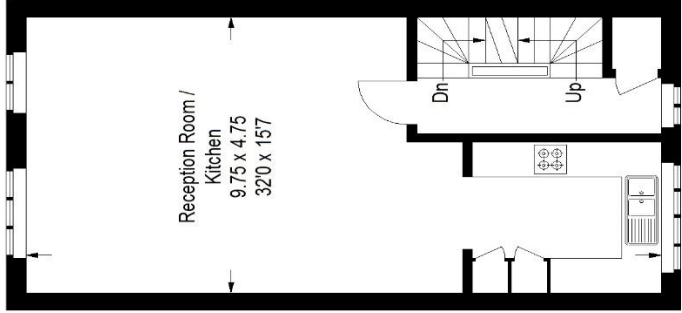
Reduced headroom below 1.5 m / 5'0"



Ground Floor



Second Floor



First 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.

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