



Hillsboro Road, SE22  
£725,000

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# In general

- Three bedrooms
- Close to local schools
- West facing garden
- Extremely quiet
- Close to transport links
- Large family bathroom
- Ideal for any family
- Walking distance from Lordship Lane and Dulwich Village

## Our Vendor Says ....

"I remember when I first saw this street, the peaceful gardens, nice modern houses, trees and dappled shade, I wanted to live here then.

This house has been a happy, secure home for me and my son for 22 years. He had a garden, local friends, good schools, activities and thanks to local buses, has always been able to get home. I had a good relaxing place to come home to. I love sitting in the swing seat surrounded by greenery and butterflies or watching bats from my bedroom window and sunsets.

If East Dulwich had a beach, I would stay here forever!"

# In detail

Pedder are delighted to bring to the market this charming chain free, 3-bedroom semi-detached family home, located on the popular Hillsboro Road, East Dulwich, SE22.

Situated in close proximity to great local schools like; JAGS and Alleyn's and positioned on this quiet residential street, this delightful home comprises of; large reception room with ample storage, a generous kitchen beaming with natural light, plentiful storage space with w/c, a large family bathroom with plenty of natural light thanks to a skylight. Three good sized bedrooms (two of which are doubles) and an abundant amount of storage space in the loft.

This home has a large west-facing garden with a pond in the middle, which attracts a variety of wildlife.

Lordship Lane is close by, with a plethora independent high-end bars, restaurants, and cafes. Further benefits include Dulwich Park which is a short walk away.

North Dulwich station and East Dulwich station are almost equidistant from the property with easy links into London Bridge and excellent bus links at the end of the road and, from Lordship Lane.

This charming home is not one to miss, early viewings are advised please call our East Dulwich branch for further information.

EPC - D



Hillsboro Road SE22

Approximate Gross Internal Area  
Ground Floor = 39.4 sq m / 424 sq ft  
First Floor = 41.6 sq m / 448 sq ft  
Store = 0.7 sq m / 7 sq ft  
Total = 81.7 sq m / 879 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		

Ground Floor

First Floor

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