



Ashbourne Grove, SE22 | O.I.R.O £1,425,000

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In General

- Four double bedrooms
- Off-street parking
- Large, mature garden
- Potential to extend (STPP)
- Gentle modernisation required in places
- Desirable, residential road

In Detail

O.I.R.O £1,425,000. Charming, spacious and beautifully extended bright semi-detached family house on this desirable, residential road ideally located in the heart of East Dulwich with no onward chain.

Ashbourne Grove is enviably-located for the independent shops, bars, restaurants and coffee shops of Lordship Lane, North Cross Road and Bellenden Road – as well as the excellent local primary, secondary and independent schools nearby. There are a host of parks and green spaces nearby including Dulwich Park, Goose Green and Peckham Rye. There are strong transport links into The City and West End from East Dulwich station (0.5 miles) and Peckham Rye station (1.1 miles) as well as bus/cycle routes through the neighbouring Dulwich Village, Herne Hill and Denmark Hill.

Boasting over 1,540 sqft of internal space; there is a characterful 25-ft bay-fronted double reception room as well as a 28-ft kitchen-breakfast room that leads out onto the sumptuous 47-ft mature garden and a substantial side-return – ideal for a single-storey side extension. Upstairs there are four comfortable bedrooms including the 16-ft principal room and a larger-than-average family bathroom with separate bath and stand-up shower.

Gentle modernisation is required throughout. But with huge potential to loft-extend, kitchen extend and re-model – this is a rare opportunity to put your own stamp on a large family house on one of the most sought-after roads in SE22. Early viewing recommended.

EPC: E | Council Tax Band: F

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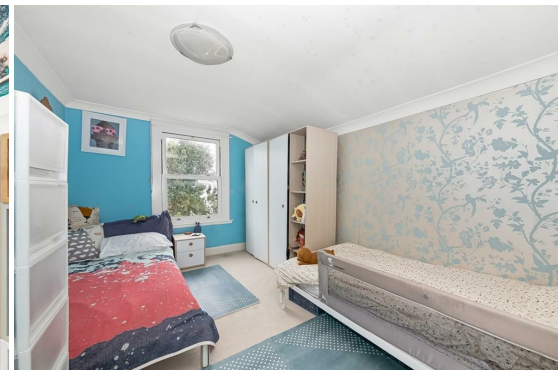
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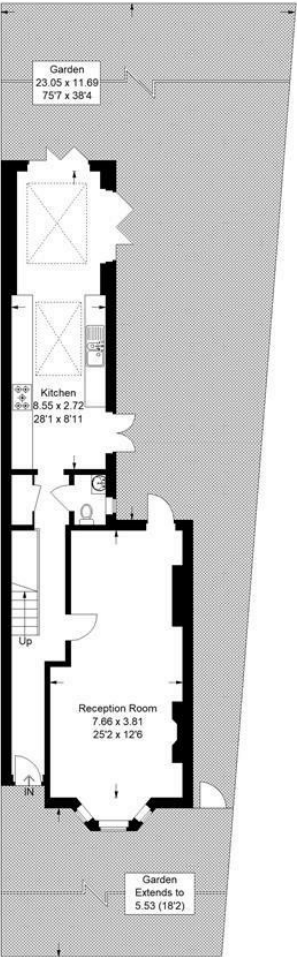
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Floorplan

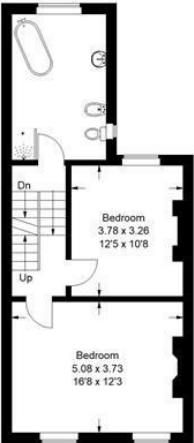
Ashbourne Grove, SE22

Approximate Gross Internal Area
Ground Floor = 67.0 sq m / 721 sq ft
First Floor = 49.2 sq m / 529 sq ft
Second Floor (Excluding Eaves Storage)
27.1 sq m / 292 sq ft
Total = 143.3 sq m / 1542 sq ft

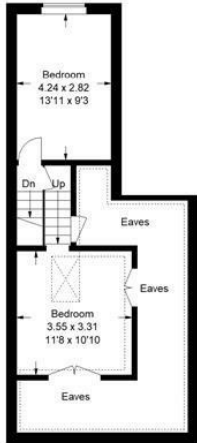


Ground Floor

Reduced headroom below 1.5 m / 5'0"

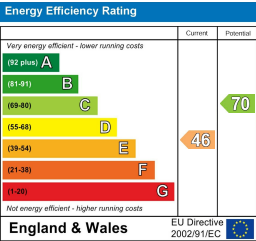


First Floor



Second Floor

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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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