



Friern Road, SE22
£1,250,000

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In general

- CHAIN FREE
- Five double bedrooms
- Two bathrooms
- Beautifully extended

In detail

CHAIN FREE.

Charming, bright and spacious five-bedroom family home on this desirable, residential road in the heart of East Dulwich.

Friern Road is enviably located for the excellent schools, parks and green spaces as well as easy access into The City, West End and Canary Wharf from East Dulwich station (1 mile) and Peckham Rye station (1.2 miles) with a host of bus and cycle routes through the neighbouring Camberwell, Herne Hill and Dulwich Village.

Having been tastefully modernised and extended by the current owner – the mid-terrace Victorian property boasts over 1,626 sq ft of internal space as well as a low maintenance garden. To the ground floor are two separate reception rooms, a gorgeous 19 x 15ft open-plan kitchen-breakfast room that leads through bi-folding doors onto the garden.

Upstairs, there are four comfortable double bedrooms and an additional single room or study as well as the modern family bathroom and an en-suite to the loft bedroom.

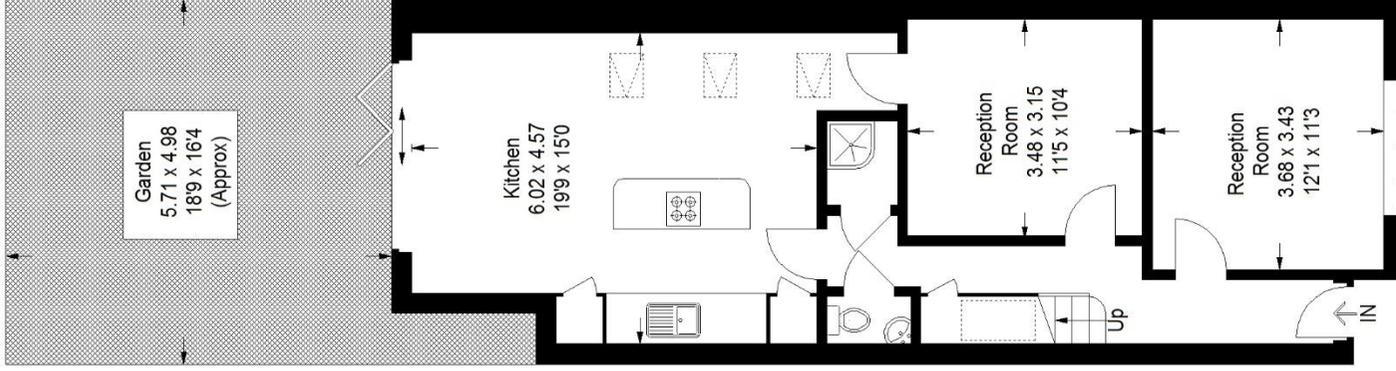
EPC: C | Council Tax Band: D



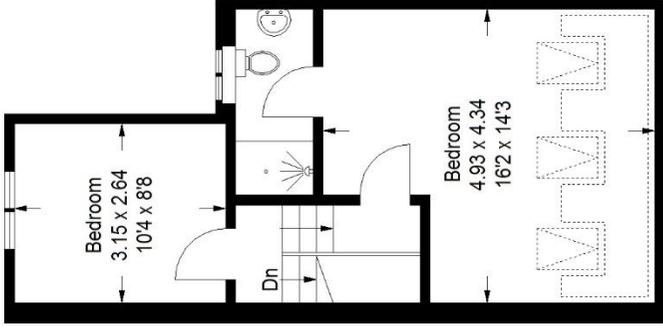
Floorplan

Friern Road, SE22

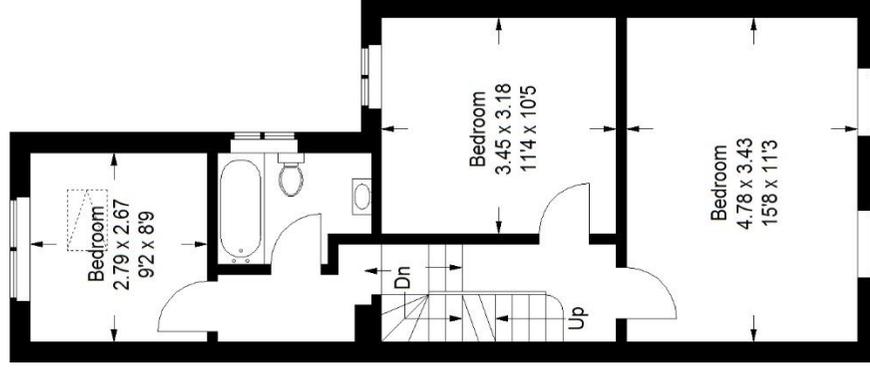
Approximate Gross Internal Area
 Ground Floor = 66.4 sq m / 715 sq ft
 First Floor = 48.8 sq m / 525 sq ft
 Second Floor = 36.9 sq m / 398 sq ft
 Total = 151.1 sq m / 1626 sq ft



Ground Floor



Second Floor



First Floor

⋯ = Reduced headroom below 1.5 m / 5'0"

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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		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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