



Ashbourne Grove, SE22  
£1,350,000

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# In general

- Four bedrooms
- Semi detached
- Off street parking
- Desirable location
- Potential to extend

# In detail

Gorgeous and charming four double bedroom semi-detached house on this highly sought-after road in the heart of East Dulwich.

Having been lovingly maintained by the current owner – the property is now in need of some gentle modernisation in places with huge potential to extend and re-model. Boasting over 1,740 Sq Ft and set across three floors – there are four double bedrooms, a large family bathroom, a grand double reception and a breakfast room off of the extended kitchen. The property further benefits from off-street parking and a garden garage/workspace in the side-return.

Ashbourne Grove is enviably located to the west of Lordship Lane and offers excellent access into The City and West End from East Dulwich station (0.3 miles) as well as bus and cycle routes through the neighbouring Herne Hill, Camberwell and Peckham Rye.

There are an array of excellent schools, parks and green spaces and a choice of independent shops, bars and restaurants at the end of the road.

EPC: TBC | Council Tax Band: F | Freehold



# Floorplan

## Ashbourne Grove, SE22

Approximate Gross Internal Area

Ground Floor = 71.8 sq m / 773 sq ft

First Floor = 64.7 sq m / 589 sq ft

Second Floor (Excluding Eaves)

35.9 sq m / 386 sq ft

Total (Excluding Shed)

162.4 sq m / 1748 sq ft



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