



Kelmore Grove, SE22 | Offers In Excess Of £1,500,000

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In General

- Four double bedrooms
- Additional loft room
- Two bathrooms
- Semi-detached Edwardian family home
- Desirable, residential road
- Part of a conservation area
- Over 1,820 Sq Ft
- Excellent condition throughout
- Onward chain complete

In Detail

CHAIN COMPLETE - Stunning, spacious and characterful four bedroom family home on this desirable residential road in the heart of East Dulwich, SE22.

Forming part of The Gardens Conservation area; Kelmore Grove is enviably-located for the independent shops, bars, restaurants and coffee shops of Lordship Lane and North Cross Road. There are a choice of strong independent primary, secondary and independent schools as well as a host of gorgeous parks and green spaces nearby.

There are strong transport links into The City and West End from Peckham Rye station (0.8 miles) and East Dulwich station (0.6 miles) as well as bus/cycle routes through the neighbouring Dulwich Village, Herne Hill and Camberwell.

Boasting over 1,820 Sq Ft of internal space which has been extensively refurbished and modernised by the current owners - this attractive semi-detached Edwardian is presented in excellent condition throughout. There is a sumptuous 25-ft bay-fronted double reception with beautiful features and high ceilings that leads through to the stunning 22x16 ft kitchen-breakfast room and then opens out through bifolding doors onto the beautifully manicured garden with mature shrubs.

Upstairs are four comfortable double bedrooms - including the 16x11 ft principal room with built-in wardrobes - as well as an additional loft room, ideal as a study area or children's playroom.

Early viewing recommended.

EPC: D | Council tax band: E

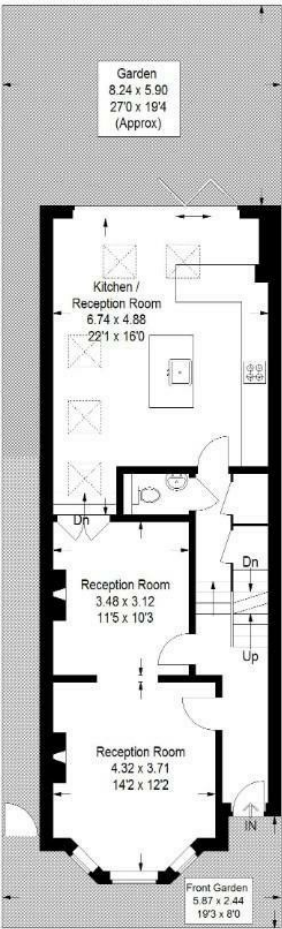


Floorplan

Kelmore Grove, SE22

Approximate Gross Internal Area
169.7 sq m / 1827 sq ft

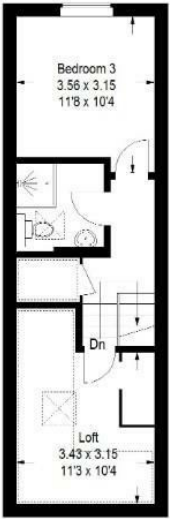
Reduced headroom below 1.5 m / 5'0"



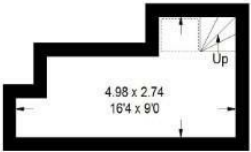
Ground Floor



First Floor

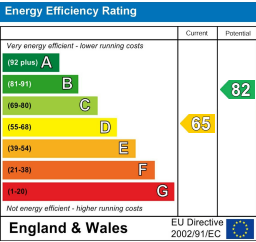


Second Floor



Cellar

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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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