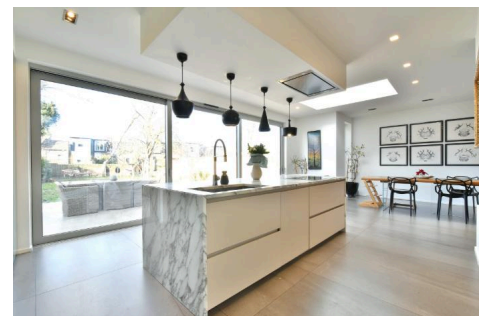


252, Barry Road , SE22 0JS · 6 bedroom House

£2,300,000



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 63 D | 75 C |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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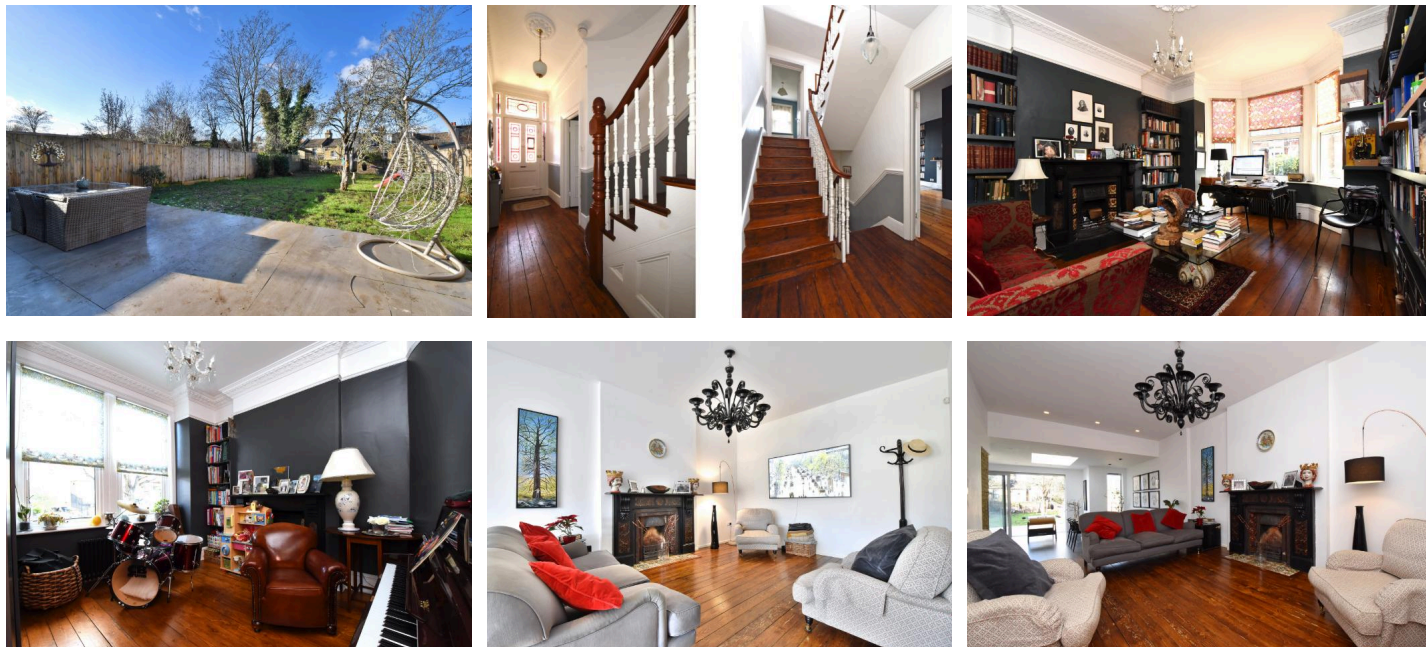
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£2,300,000



Property description

CONTRACTS EXCHANGED! A truly exceptional 6 double DOUBLE bedroom Victorian DOUBLE FRONTED detached family home radiating an abundance of period features, character and charm. Offered to the market CHAIN FREE!

The house also benefits from superb double story rear extension housing a large, high spec, kitchen/dining/reception room that leads to a large sunny SOUTHWEST facing rear garden that is approximately 85ft (25m) Long and 35ft (10m) wide. Conveniently located in the heart of Dulwich, close to Dulwich Park, Dulwich Village and Lordship Lane. The whole property has exposed wooden flooring and double glazing throughout.

This double fronted period beauty offers immediate curb appeal with its striking façade of exposed bricks, ornate period detailing and pleasing symmetry. Immediately you will notice the house is set back from the street by a walled front garden that has off street parking for at least 3 large cars which is neatly paved, bordered by mature shrubs has hard wired night lighting.

Up couple of steps is an attractive ornate porch with double doors giving access to the house though a large period front door that still retains its original stain glass.

Upon entry there is a welcoming wide, spacious hallway housing a winding upward staircase and offers access to the cellar below..



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There are high ceilings with cornicing and the original exposed wooden flooring that is featured throughout the whole house!

At the front of the house are two large reception rooms, on one side is a formal lounge which has a beautiful working period fireplace with marble surround and built in shelving in the alcoves. The other reception room has large fitted cupboards in one corner and would make a good study. Both rooms ooze character and charm with high ceilings, ornate cornicing and large bay windows that fill these rooms with natural light.

An architecturally designed double story side return extension has significantly expanded the rear of the house to create a stunning kitchen dining room area. This wonderful living space is the heart of the house, sympathetically designed, balancing stylish modernism with the character of the house. Beneath the large porcelain tiles is underfloor heating throughout and there is a cleverly designed skylight overhead which filters light efficiently into the dining area where there is also a floor to ceiling window that looks out to the garden. This whole area is naturally very light all year round thanks to the SOUTHWEST facing aspect.

The stylish Italian designer kitchen is in a minimalist style with a large central island clad in marble, housing the a hob with flush ceiling extractor and a sink with a hot water tap. An exposed brick wall offers a remnant of the old external wall of the house and a striking feature and there are floor to ceiling cupboards to the side housing the double oven.

A large 3 panel sliding glass door frames the garden beautifully and provides direct access to a patio area with matching floor tiles which neatly extends the kitchen area in the summer months. A perfect spot for entertaining! Beyond the patio is an enormous lawn that is bordered by mature trees and shrubs.

Located in the middle of the house is a large internal hallway that gives access to a guest toilet that leads to a utility room housing the washer, drier and a sink. There is also another room housing the boiler. This area is the engine of the house and with side return access is a great boot room for kids with muddy shoes or pets with muddy paws!

Upstairs off the half landing to the rear of the house is the family shower room which has beautifully tiled walls and floors with wall hung toilet, bidet, contemporary his and her sinks and a walk-in shower enclosure. A frosted double-glazed window offers natural light and ventilation.

Up a few stairs to the first floor is a family bathroom, traditionally styled with a traditional freestanding roll top bath accompanied by a Victorian style sink and a toilet. There is another attractive feature fireplace with a cupboard in the alcove and a double-glazed window looking out to the rear of the property.

The bedroom at the rear is part of the double story extension and offers generous proportions, it has a lovely feature fireplace



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with marble surround, a walk-in wardrobe and has lovely views over the garden.

There are two further double bedrooms on the 1st floor, both are located at the front of the house with original stripped wooden floorboards, lovely feature fireplaces, fitted cupboards in the alcoves around the chimney breasts and large windows looking out front.

Upstairs to the 2nd floor half landing is a charming double bedroom that is the smaller of the 6 beds offering lovely views looking out to the garden and a feature fireplace.

The top floor is a competently converted loft to create two further double bedrooms which are perfect for guests or kids. Both bedrooms offer generous floor space, plenty of character being in the eaves and nice views from the front facing dormer windows.

Barry Road is a very popular residential road, ideally located for local amenities including shops, bars and restaurants on Lordship Lane and Peckahm Rye, plus some of the best schools are within walking distance. Fantastic transport to central London including East Dulwich, Peckham Rye and Forest Hill stations and plenty of choices on the buses. Dulwich Park and the amenities of Dulwich Village are also just a short stroll away.

A fabulous family home in a desirable location.

Property features

- CHAIN FREE truly exceptional 6 double DOUBLE bedroom Victorian DOUBLE FRONTED detached family home
- Superb double story rear extension housing a large, high spec, kitchen/dining/reception room
- Large sunny SOUTHWEST facing rear garden that is approximately 85ft (25m) Long and 35ft (10m) wide
- Off street parking for at least 3 large cars, electric hook up and night lighting
- Three spacious reception rooms with period features
- Utility room, guest toilet and boiler room with side return access
- Family shower room and separate bathroom
- Double glazing throughout and an abundance of period features character and charm
- Good transportation links on the buses, nearest stations are East Dulwich, Peckham Rye & Forest Hill
- Conveniently located in the heart of Dulwich, close to Dulwich Park, Dulwich Village & Lordship Lane



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Barry Road



Approximate Gross Internal Area = 3074 sq ft / 285.6 sq m

Illustration for identification purposes only,
measurements are approximate.
Drawn for Pickwick Estates



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