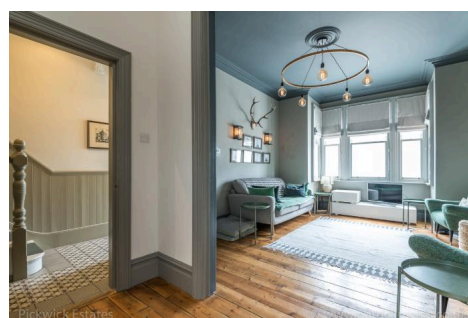


15 , Piermont Road, SE22 0LN · 4 bedroom House

£1,500,000



ALPS Estates Ltd trading as Pickwick Estates

47 Honor Oak Park, Honor Oak, London SE23 1EA · 020 3397 1166

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## Property description

CHAIN FREE! A truly stunning red brick Victorian, four double bedroom family home, in a lovely quiet Cul de Sac in East Dulwich that leads directly to the green open spaces of Peckham Rye Park. The property has been renovated to an extremely high standard throughout and the decor is both stylish and contemporary, whilst maintaining period character and charm. The house offers almost 2000 sqft of well laid out living accommodation, off street parking and a beautifully landscaped low maintenance rear garden.

Upon approach is an impressive façade of exposed red brickwork with detailed masonry around the sash windows and porch. The driveway is bordered by bin sheds and a pathway leading to a lovely Victorian stain glass door.

Upon entry there is a wide hallway with high ceilings and cornicing, housing the staircase. At the far end of the hall is handy a guest WC and a coat cupboard.

At the front of the house is an inviting double reception room that is flooded with natural light from the large bay windows at the front of the house. This charming room is ideal for relaxing with family and guests. The room benefits from high ceilings with cornicing, the floors are exposed original boards that have been varnished and there are beautiful period fireplaces.

Towards the back of the house there are a few steps down that are lit up by skylight above, that leads to the kitchen dining room.



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This lovely bright and functional space has underfloor heating throughout and is perfect for entertaining families and guests. The first part of the kitchen has an island with pendant lights above, to the side are French doors leading to the side return and garden and this space is illuminated by a large skylight above. The main kitchen has plenty of units and worktops on either side of the room, the sink sits neatly beneath a window to the side and a range cooker sits on the opposite side with an extractor above. To the far end of the room there is a lovely bright dining area that has another large skylight and is surrounded by sliding glass doors that open up and lead directly out to the garden.

Just off the kitchen, in the middle of the house is a very practical utility room that is a very good space with its own sink and worktop, offering space for a washing machine and drier below. There is also plenty of additional storage cupboards, including a large cupboard under the stairs.

The garden is beautifully landscaped and ingeniously low maintenance with integrated irrigation system. There is a decked patio area closest to the house followed by an astro turf lawn bordered either side by hedges. At the far end of the garden is another patio area covered by a pergola with climbing jasmine and a hidden storage shed.

Upstairs on the first-floor landing is a luxurious family bathroom which has a bath with shower above, accompanied by a toilet and wash hand basin. Stylish grey hues with white mosaic tiles and plenty of natural light from a window to the side.

The bedroom at back of the house makes a lovely bedroom as it has bundles of built in storage cupboards, with this much storage it is a versatile space that could even be a luxurious dressing room, home office or child's bedroom. This room is particularly light thanks to dual aspect windows to the side and rear, overlooking the garden.

Towards the front of the house are two large double bedrooms, both with high ceilings, cornicing and expose varnished wooden flooring.

The main bedroom at the front of the house occupies the whole width of the house (over 5m!) and benefits from large bay sash windows offering plenty of light and pleasant views over the pretty tree lined street.

Upstairs again, the second half landing has been cleverly utilised to create a lovely study area which has a skylight above and a glass door that opens to a glass Juliette balcony.

Just off this space is a lovely shower room, fashioned in the same style as the bathroom but with a walk-in shower enclosure and a large skylight above for natural light.

The loft has been converted to create an additional bedroom which has 3 skylights in the eaves and storage beneath.



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Situated in the charming Piermont Road area, this terrace house is ideally located for families looking to enjoy a peaceful residential setting while remaining close to all the amenities SE22 has to offer. From excellent schools and parks to trendy shops and restaurants, everything you need is within easy reach.

The location offers fantastic access to Forest Hill Road, Lordship Lane and Rye Lane for an extensive array of shops, bars and restaurants. Transport links are provided via East Dulwich station for direct links to London Bridge, Honor Oak for the East London line and Peckham Rye for the overground. School catchments are in abundance with Heber and Goodrich for Primary and Charter for secondary.

## Property features

- CHAIN FREE, stunning red brick Victorian, four double bedroom family home
- Lovely Kitchen/Breakfast room with underfloor heating
- Beautifully landscaped low maintenance garden with secure shed
- Off street parking
- Downstairs cloakroom and coat cupboard
- Large separate utility room
- Two bathrooms
- Quiet tree lined cul de sac leading to Piermont Green and Peckham Rye
- Close to East Dulwich, Honor Oak Park, Peckham and Nunhead stations
- Walking distance to shops and amenities and access to a great selection of schools



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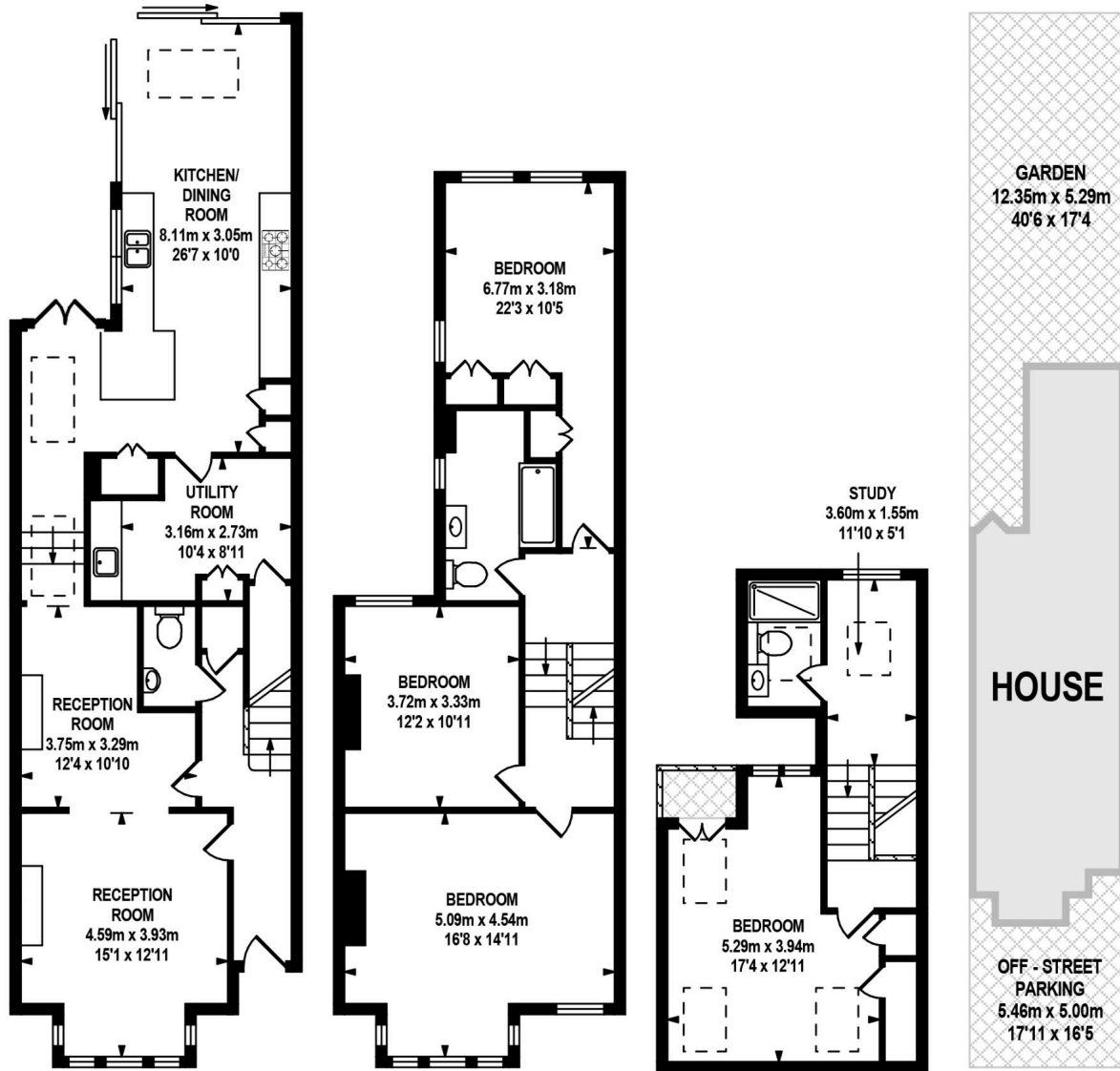
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TOTAL APPROX. FLOOR AREA 184.84 SQ.M. (1990 SQ.FT.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.  
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