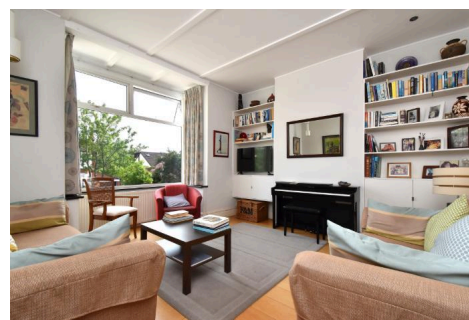


95, Underhill Road , SE22 0QR · 5 bedroom House

£1,300,000



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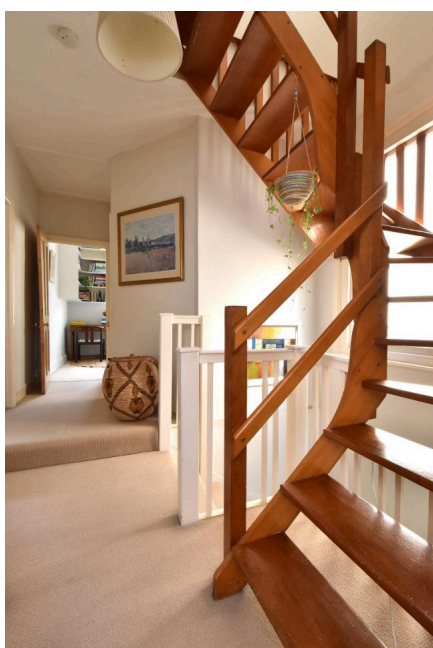
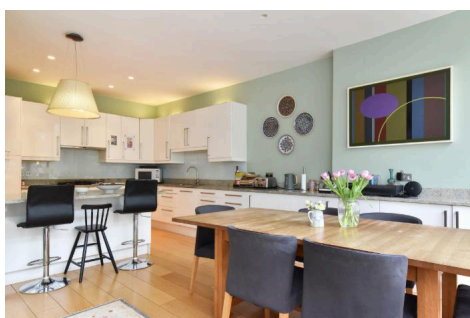
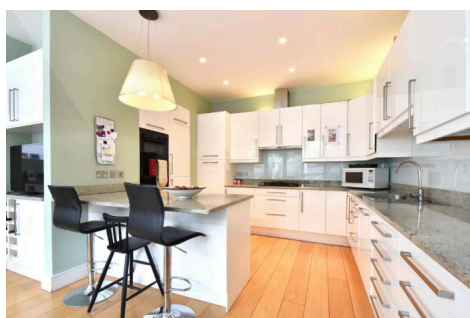
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## Property description



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95, Underhill Road , SE22 0QR · 5 bedroom House

£1,300,000

GUIDE PRICE £1.3M - £1.35M. A superb 1930's semi-detached, five bedroom, two bathroom family home, boasting a stunning kitchen dining family room, a huge double garage and a large 100ft westerly facing rear garden, that has been beautifully landscaped.

The house set well back from the street, perched above the double garage that is at street level offering plenty of privacy and a nice patio area before entering the property. From here there is also side return access to the garden.

A handy front porch is ideal disposing of wet shoes and brollies before entering the house through the front door.

Upon entry there is a wide hallway that houses the staircase, lots of storage cupboards and a downstairs guest toilet.

At the front of the house is a generous lounge which has wooden flooring, shelving in the alcoves and a large square bay window that offers plenty of natural light and far-reaching views.

The rear of the house has been completely remodelled to create a spectacular kitchen / dining / lounge, ideal for a family entertaining space. This vast room is over 6m wide (20ft) and almost 8m (26ft) deep, plenty of space to zone dining and lounging areas. The kitchen is set back from the dining area, separated by a breakfast bar island, and offers an abundance of storage space with integrated appliances and marble worktops.

The dominating features in this room are the high ceilings and the enormous floor to ceiling glass bi-fold doors, set within a conservatory that fills the entire back of the house, which frames the garden beautifully, and offers direct access to a large stone patio area that is ideal for entertaining in the summer.

Front the patio, steps lead upwards to the tiered landscaped garden that is meticulously manicured. Up here there are two large lawn areas that are bordered by beds, packed full of well-placed mature plants, shrubs and trees. Many of which are perennials which will come back every year.

Upstairs on the first floor are four bedrooms and two bathrooms.

The principal bedroom is located at the front of the house offering lovely views over Forest Hill through a large square bay window. This room benefits from high ceilings, fitted wardrobes and an ensuite shower room that has been lavishly fitted, clad in Travertine tiles. The en-suite incorporates a large walk-in shower enclosure, a toilet and a contemporary wash hand basin with vanity units.

Adjacent is a smaller bedroom that shares the lovely views at the front of the house, this room would make a great office for those working from home or a kids room/nursery.



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Another large double bedroom is located to the rear of the house which also has high ceilings, fitted wardrobes and lovely views over the rear garden.

The last bedroom on this floor also enjoys the garden vista and it has more fitted cupboards.

The family bathroom is kitted out with a bathtub with shower above, toilet and wash hand basin with a built-in vanity unit, a heated towel rail and a high-level window above the mirror.

From the landing there is a beautifully crafted exposed wooden staircase that winds upwards to the converted loft space. Up here is another generous bedroom space in the eaves that has a window to the rear overlook the garden and beyond.

Underhill Road is conveniently located in East Dulwich but also close to Honor Oak Park and Peckham Rye, providing easy access to all the amenities these areas offer. Nearby is Lordship Lane with all its wonderful shops, bars and restaurants as well as Forest Hill Road which has a great parade of shops etc including The Herne Tavern with its lovely beer garden, a post office and a Co Op supermarket. Green open spaces of Dulwich Park, Peckham Rye, Sydenham Woods, Horniman gardens and Brenchley gardens are also nearby. There are plenty of buses to take you to central London and you have the choice of East Dulwich, Peckham Rye, Honor Oak or Forest Hill stations nearby. There is also a good selection of highly rated primary schools, such as Fairlawn primary, Goodrich Primary and Heber Primary.

## Property features

- A superb 1930's semi-detached, five bedroom family home
- Boasting a stunning light-filled modern kitchen dining family room
- A large 100ft westerly facing rear garden, that has been beautifully landscaped
- Huge double garage
- Generous front reception room
- Downstairs guest toilet and lots of hallway storage
- Family bathroom and en-suite shower room to the principal bedroom
- Large cellar beneath the house
- Close to the amenities of Forest Hill Road, Lordship Lane, Dulwich Park and Horniman Gardens
- Close to a good selection of schools and transport facilities



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