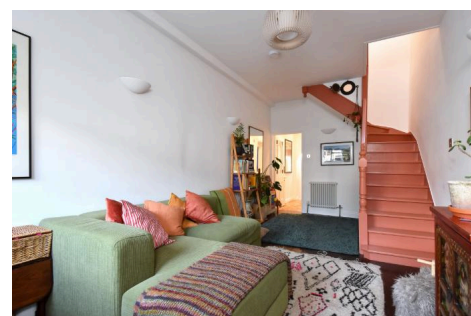
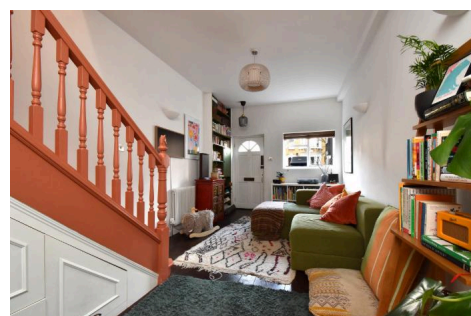
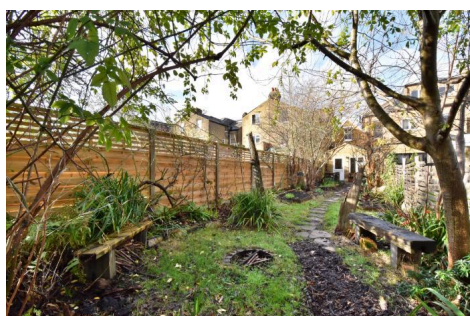


219 , The Old Stables , SE22 0BD · 2 bedroom House

£775,000



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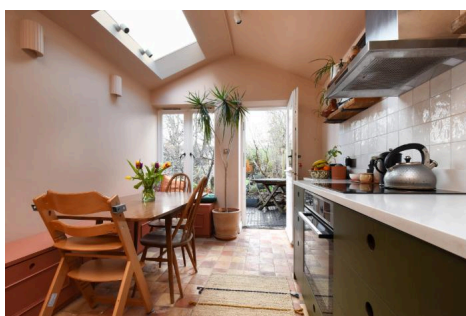
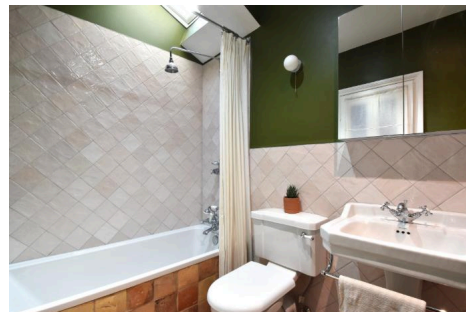
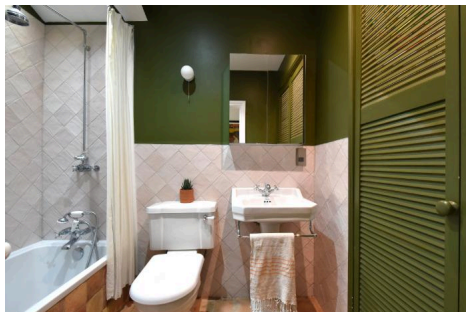
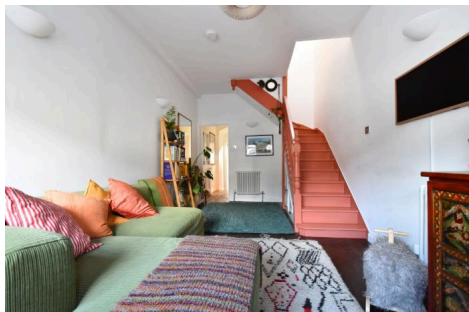
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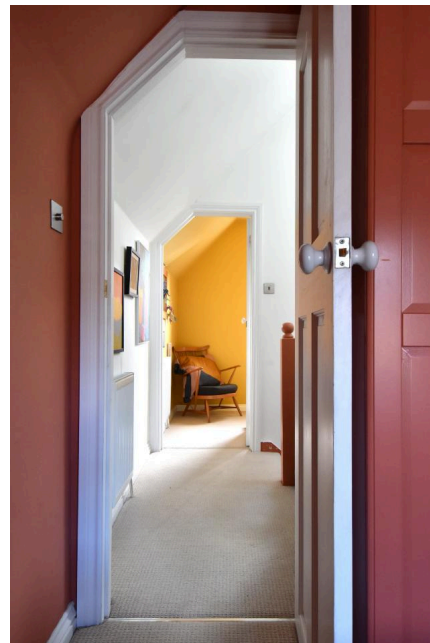
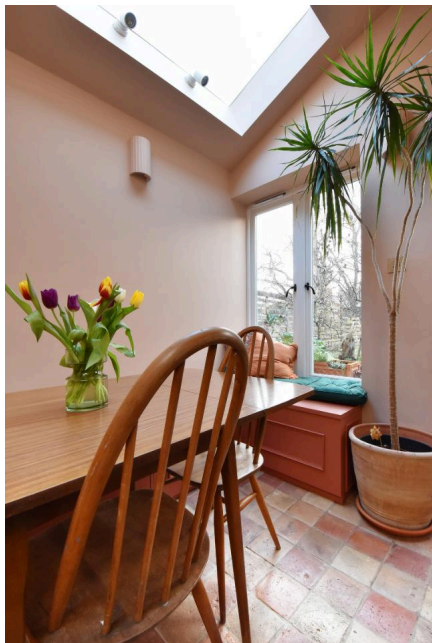
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Property description



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219 , The Old Stables , SE22 0BD · 2 bedroom House

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An utterly unique offering on Friern Road, this charming two-bedroom Victorian semi-detached house is rich in character and history. Originally constructed as a Victorian stable, the property boasts excellent kerb appeal, with a yellow stock brick façade and ornate detailing above the arched first-floor windows and beneath the roofline.

The house further benefits from a private driveway, a generous rear garden, and a substantial rear extension of over five metres. This thoughtful addition has transformed the property into a comfortable and well-balanced two-bedroom home, while carefully preserving its original character and leaving ample outdoor space.

The ground floor features a long and welcoming reception room with solid wood flooring, a front-facing window overlooking the driveway, and a staircase rising to the first floor with useful storage beneath. This leads through to a luxurious bathroom located within the rear extension, comprising a bathtub with shower above, WC and wash hand basin set within a mirrored vanity unit. Stylish wall tiles, warm Claybrook terracotta floor tiles with underfloor heating, and a large skylight combine to create a bright and elegant space. A large utility cupboard discreetly houses the washing machine and boiler.

Occupying the full width of the rear of the property is a stunning kitchen extension, offering a wonderful sense of space thanks to its vaulted ceiling and multiple skylights. Terracotta floor tiles with underfloor heating continue here, enhancing comfort and continuity. The bespoke minimalist ply kitchen runs along one side of the room, offering excellent storage, integrated appliances and a tiled splashback, while rustic open shelving nods to the building's original stable heritage. At the far end, large double-glazed French windows and a patio door open directly onto the garden, with a built-in bench seat beneath the window providing clever storage and an ideal dining area.

The magical rear garden is a real highlight, featuring a patio area immediately off the kitchen, established fruit trees, a vegetable plot, and well-stocked planted borders surrounding a central lawned pathway. There is also a small pond and a superb workshop/studio with lighting.

Upstairs, a generous landing flooded with natural light from a large skylight provides an ideal study or reading area. The principal bedroom at the front enjoys excellent head height from the gabled ceiling, fitted wardrobes, and attractive arched windows overlooking the front of the property. The second bedroom to the rear benefits from a pleasant garden outlook, along with excellent natural light and ventilation.

Perfectly positioned in the heart of residential East Dulwich, Friern Road offers easy access to local parks, green spaces and well-regarded schools, as well as the independent shops, cafés, bars and restaurants of Lordship Lane, North Cross Road and Forest Hill Road. Excellent transport links are available from East Dulwich station (approximately 1.1 miles) and Forest Hill station (approximately 1.3 miles), with additional bus and cycle routes connecting to Peckham Rye, Dulwich Village and Camberwell.



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Property features

- Unique two-bedroom Victorian semi-detached house
- Originally built as a Victorian stable
- Private driveway and excellent kerb appeal
- Extended over 5 metres to the rear
- Stunning vaulted kitchen extension with skylights
- Underfloor heating to kitchen and bathroom
- Luxurious bathroom with Fired Earth tiling
- Generous, mature rear garden with studio/workshop
- Bright principal bedroom with arched windows
- Prime East Dulwich location near parks, schools and transport



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Friern Road

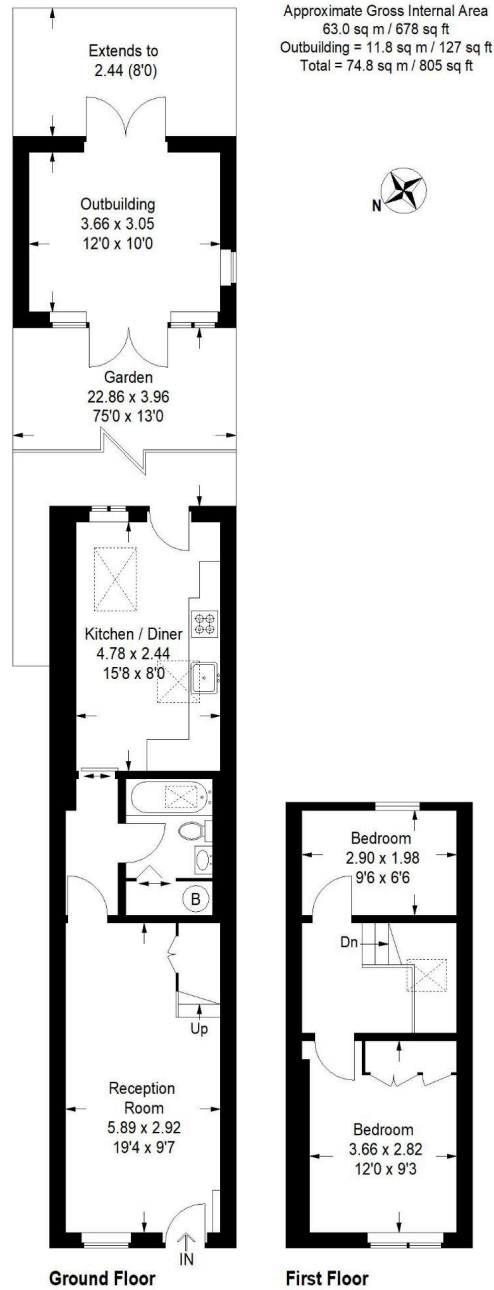


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