



**Shelbury Road, SE22**

**£1,300,000**

**Dexters**





## Shelbury Road, SE22

A stunning 1930's three bedroom semi detached house on Shelbury Road, one of East Dulwich's most sought after streets.

You are greeted by a welcoming and expansive hallway, setting the tone for the rest of the property. To the front of the house, a cosy reception room awaits, complete with a charming log burner. The heart of the home is the open-plan kitchen and dining area, which has been thoughtfully designed to create a sociable space. Bi-fold doors open directly onto the large, East facing garden, flooding the room with natural light and offering a seamless connection between indoor and outdoor living. On the first floor, you will find three well-proportioned double bedrooms serviced by a family bathroom and W.C. The loft carries an ample storage space and it is suitable for extension, subject to planning permission.

Shelbury road is the ideal location for enjoying Peckham Rye park and East Dulwich, Peckham Rye and Honor Oak stations are all within walking distance. Nearby you have some of the most sought after schools and Lordship Lane with a wealth of shops, bars and restaurants.

### Features

- 1930s Three Bedroom Freehold
- Utility Room
- Impressive East Facing Garden
- Front Drive
- Fully Extended Kitchen
- Suitable For Loft Extension





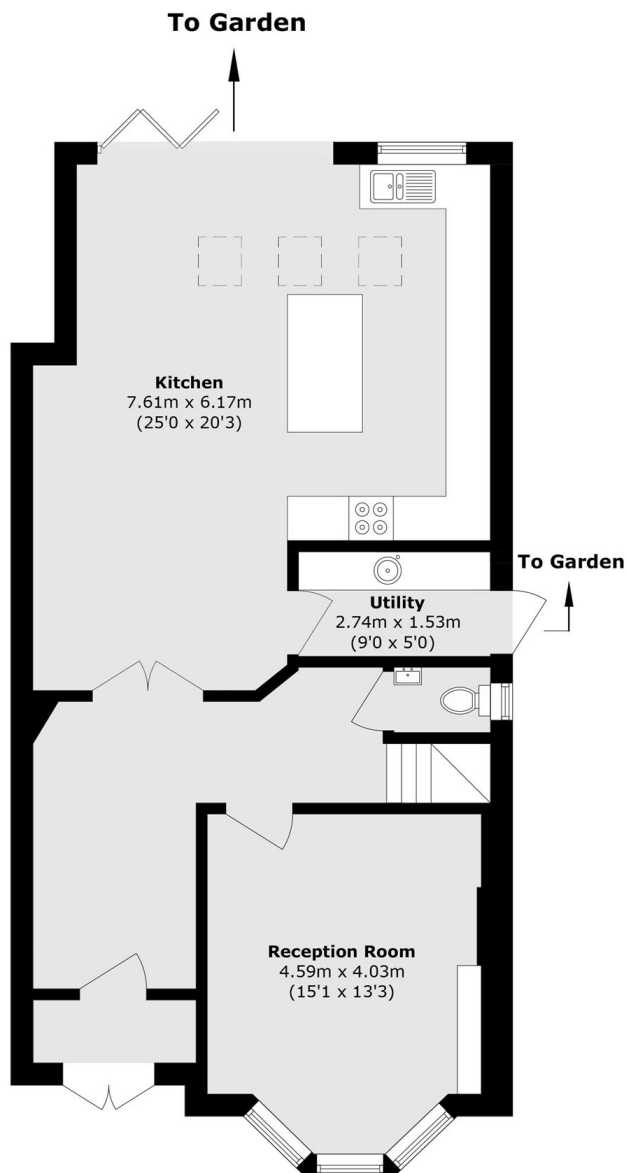




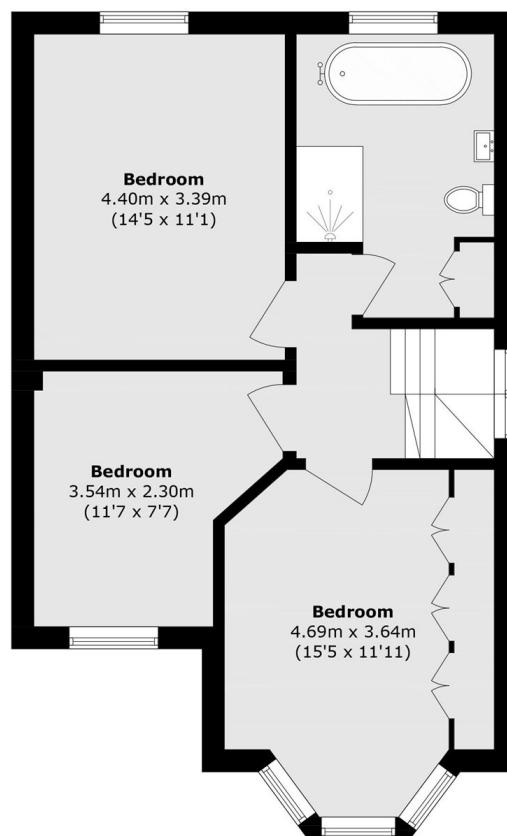




# Shelbury Road, London, SE22



**Ground Floor**



**First Floor**

Total area (approx.): 133.6 sq. m (1438.0 sq. ft)