



Ashbourne Grove, SE22 | £1,900,000

02087028222

eastdulwich@pedderproperty.com

pedder
We live local



In General

- Four double bedrooms
- Two bathrooms
- Semi-detached, fully extended family home
- Off-street parking
- 60-ft south-facing garden
- Desirable, residential street
- Over 1,880 Sq Ft
- Excellent condition throughout

In Detail

Truly stunning, spacious and beautifully-bright four bedroom fully extended semi-detached family home on this desirable, residential street in the heart of East Dulwich, SE22.

Boasting over 1,880 Sq Ft of internal space which has been lovingly modernised and maintained by the current owners. There is a sumptuous 22x16 ft kitchen-breakfast room that opens out through gorgeous Crittall-style doors onto the 60-ft low-maintenance south-facing garden with mature shrubs. There is a comfortable 25-ft bay-fronted double reception, a downstairs WC and utility room. Upstairs are four comfortable double bedrooms - including the 17-ft principal bedroom with build-in wardrobes, as well as a family bathroom and an off-suite shower room up in the converted loft.

One of East Dulwich's most sought-after roads to the west of Lordship Lane; Ashbourne Grove is enviably-located for the independent shops, bars, restaurants and coffee shops of The Lane and North Cross Road. There are a choice of excellent primary, secondary and independent school options as well as a host of gorgeous parks and green spaces.

There are strong transport links into The City and West End from East Dulwich station (0.4 miles) and Denmark Hill (1.1 miles) as well as bus/cycle routes through the neighbouring Dulwich Village, Herne Hill and Peckham Rye.

The property further benefits from eaves storage, side access and off-street parking; ideal for those with electric vehicles.

Early viewing recommended.

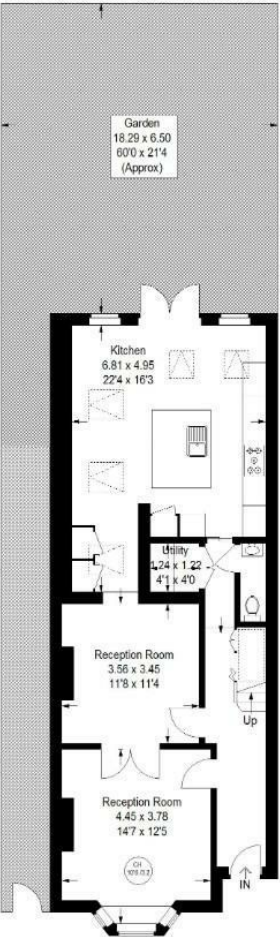
EPC: C | Council tax band: F



Floorplan

Ashbourne Grove, SE22

Approximate Gross Internal Area
(Including Eaves)
175.2 sq m / 1886 sq ft

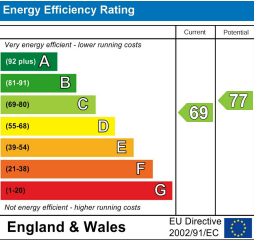


Ground Floor

First Floor

Reduced headroom below 1.5 m / 5'0"

Copyright www.pedderproperty.com © 2026
These plans are for representation purposes only as defined by RICS - Code of Measuring Practice.
Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions,
shapes and compass bearings before making any decisions reliant upon them.



Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.