



Abbotswood Road, SE22 | Offers In Excess Of £750,000

02087028222

eastdulwich@pedderproperty.com

pedder
We live local



In General

- Three bedrooms
- Freehold house
- Private garden
- Allocated off-street parking
- Garage en bloc
- Over 725 Sq Ft
- Good condition throughout
- Potential to extend (STPP)

In Detail

CHAIN FREE - Charming, spacious and beautifully-bright three bedroom modern house on this desirable, residential road in the heart of East Dulwich, SE22.

Boasting over 725 Sq Ft of internal space which has been recently modernised and redecorated by the current owners - this 1990's-built semi-detached house is an ideal first family home or downsize. There is a sumptuous 23-ft L-shaped reception room adjacent to the modern, fitted kitchen which then leads out through sliding doors onto the 28-ft low-maintenance private garden.

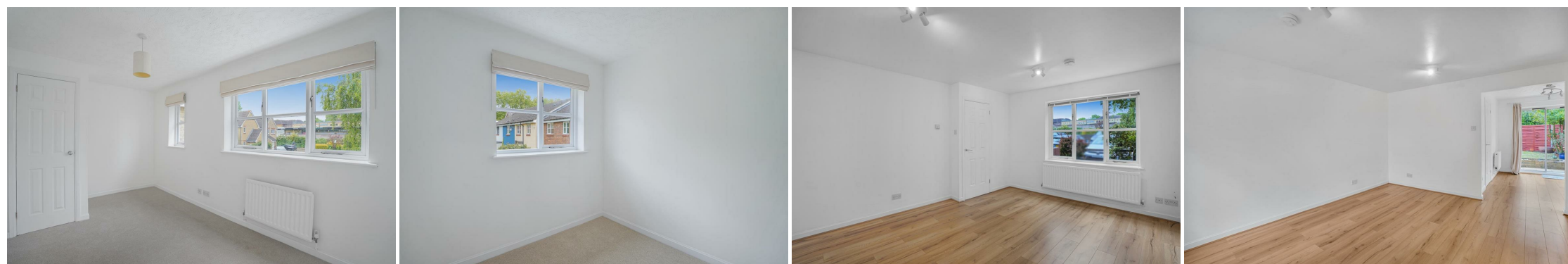
Upstairs are three bedrooms - including the 14-ft principal bedroom - as well as a family bathroom and access up into the loft.

Abbotswood Road is enviably-located for the excellent schools, parks and green spaces nearby as well as Champion Hill football stadium - home of the mighty Dulwich Hamlet FC. There are a host of independent shops, bars, restaurants and coffee shops on Lordship Lane, Grove Vale and North Cross Road.

There are strong transport links into The City and West End from East Dulwich station (0.2 miles) and Denmark Hill station (0.7 miles) as well as bus/cycle routes through the neighbouring Dulwich Village, Herne Hill and Peckham Rye.

The property further benefits from allocated off-street parking and a private garage.

EPC: C | Council Tax Band: D




Floorplan

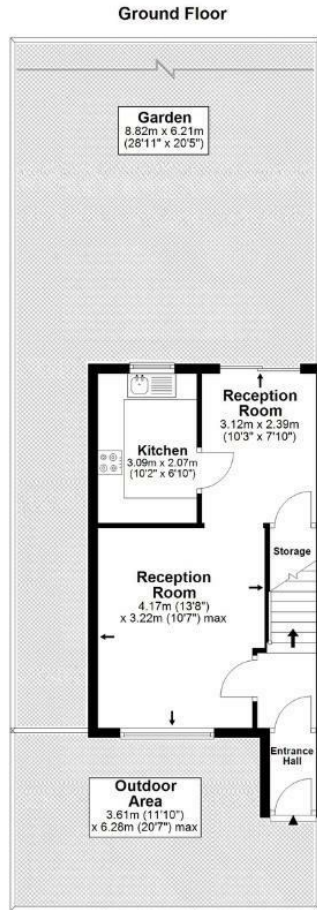
Abbotswood Road, SE22

Total* = 67.7 sq. m / 729.1 sq. ft

First Floor = 35.0 sq. m / 376.3 sq. ft

Ground Floor = 32.8 sq. m / 352.8 sq. ft

 = Reduced head room below 1.5m



*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C			
55-68) D		72	78
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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.