

MUNDAY'S

Scutari Road, East Dulwich

£1,400,000



Sign yourself up for park-side living and superior air quality with this delightful semi-detached thirties house of 1766 square feet, delivering a large integral garage, three bedrooms, both bath and shower rooms, and loads of storage, too.

Scutari Road is an oft-requested wide and quiet tree-lined residential street, just a two minute walk from Peckham Rye Park and Common's beautiful 113 acres, and a six minute one from Aquarius Golf Club. You are also close to a host of excellent independent and state schools.

Here is a rare opportunity to move into a stylish and roomy versatile family home, in one of the most sought-after postcodes in the area.

The handsome property has been deftly extended at ground floor level; giving you loads of light and lovely living space onto the wide and well-established oasis-like garden (which - gloriously - backs onto locked playing fields). A front drive, a generous utility room and huge garden studio (with power) completes the

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Ground Floor = 1262 sq ft

First Floor = 504 sq ft

Approximate Gross Internal Area
 GROUND FLOOR = 1262 sq ft / 117.24 sq m
 FIRST FLOOR = 504 sq ft / 46.82 sq m
 STUDIO = 274 sq ft / 25.45 sq m
 Total (excluding studio) = 1936 sq ft / 164.07 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357409)