



Canada Water Sales, Unit 2 Montreal House Surrey Quays Road, London SE16 7AQ  
T 020 7101 0236 E canadawatersales@ludlowthompson.com W www.ludlowthompson.com

## HEBER ROAD EAST DULWICH



**SOLD**

**REF: 2778316**

### **4 Bed, Period House, Private Garden**

Open plan living / dining ground floor - Catchment for Harris and Heber Primaries - In the heart of East Dulwich - Vibrant 4 double bedroom family home - Master bedroom with en-suite and city views - Walking distance to 'outstanding' secondaries

A beautiful, vibrant and welcoming, four double bedroom family home, with lots of space for children to run and hide whilst parents relax or entertain. Situated opposite the wonderful Heber primary school this is the perfect property to grow a family into East Dulwich life. You are greeted on the ground floor by a large and bright double reception room whose high ceilings and wooden floors move through to the double width kitchen at the rear. The entire floor is open plan allowing natural lig... **continued below**

**Train/Tube** - East Dulwich, North Dulwich, Herne Hill, Denmark Hill

**Local Authority/Council Tax** - Southwark

**Tenure** - Freehold

**ludlow**thompson



# HEBER ROAD EAST DULWICH



Master Bedroom



lounge



External



Bedroom 2



Ensuite 2



Lounge alt



# HEBER ROAD EAST DULWICH



kitchen alt



Bedroom 3



Bedroom 4



master ensuite



Family Bathroom



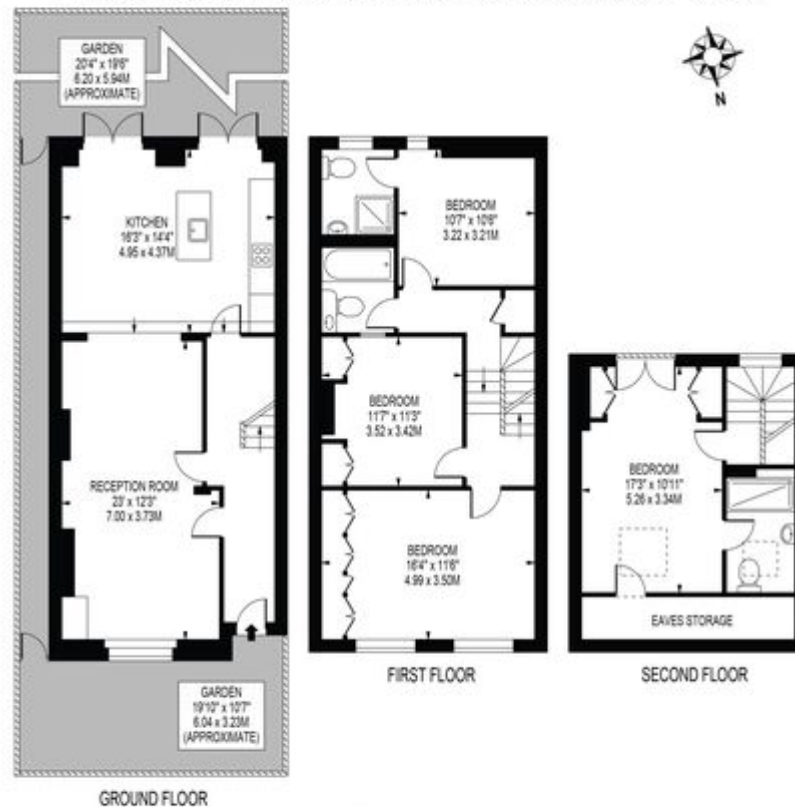
# HEBER ROAD EAST DULWICH



## HEBER ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1570 SQ FT - 145.83 SQ M  
(INCLUDING EAVES STORAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: 54 SQ FT - 5.00 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not use this plan to buy or place furniture or furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



## HEBER ROAD EAST DULWICH



A beautiful, vibrant and welcoming, four double bedroom family home, with lots of space for children to run and hide whilst parents relax or entertain. Situated opposite the wonderful Heber primary school this is the perfect property to grow a family into East Dulwich life.

You are greeted on the ground floor by a large and bright double reception room whose high ceilings and wooden floors move through to the double width kitchen at the rear. The entire floor is open plan allowing natural light to flow from the front of the property to the back. The beautiful kitchen opens onto the garden through two sets of Bi-fold doors making the downstairs a great space for family life or gatherings with friends.

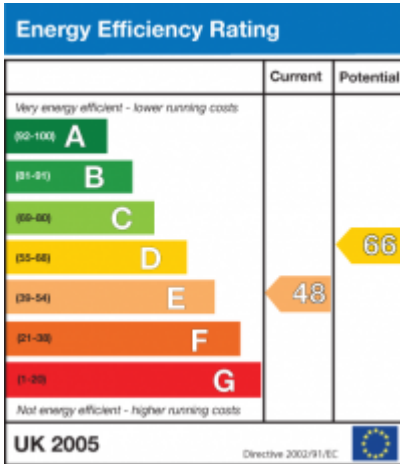
On the second floor there is a big double bedroom ( with en-suite ) and family bathroom at the back of the house and then another two big doubles at the front. Up in the loft conversion you find the master bedroom complete with a sleek en-suite and great storage tucked away in the eaves. It's a sanctuary at the top of the house, where you can throw open the French doors, lie in bed and look out over the London skyline.

This gorgeous family home is situated in the perfect location to make the most of everything East Dulwich has to offer. As well as Heber Primary, it is in catchment for 'outstanding' primary and secondaries and a short walk from the areas prestigious independent schools. At one end of the road are the independent shops, bars, restaurants and cinema on Lordship Lane, and at the other end are the lush expanses of The Peckham Rye. Transport links into central London are excellent from East Dulwich train station.

What a wonderful place to live!



# HEBER ROAD EAST DULWICH





## HEBER ROAD EAST DULWICH



CALL 020 7101 0236

REF: 2778316

### When you want to view a property through us it helps to bear in mind the following:

Viewings are a limited opportunity and therefore should be undertaken seriously. It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a vendor will give us specific times only convenient to them. We do advise vendors that if they are serious about selling property they should be as flexible as possible. We normally keep keys and can therefore access the property pretty much anytime.

To arrange a viewing for this property please contact our Canada Water Sales Office quoting 2778316

### DISCLAIMER

VIEWING: strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the vendor.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/vendor accept no responsibility for any error they may contain however caused. Any purchaser must satisfy her/himself by inspection or otherwise as to their correctness.
3. ludlowthompson or employees have no authority to make or give any representation or warranty whatever regarding this property.

### PLEASE NOTE BEFORE PROCEEDING

We have been unable to confirm the terms of tenure, we have relied upon information supplied by the vendor. Photographs may depict items which are not included in the sale. Consult a solicitor on aspects relating to tenure/property details.