



Melford Road, London SE22 0AQ

welcome to

Melford Road, London

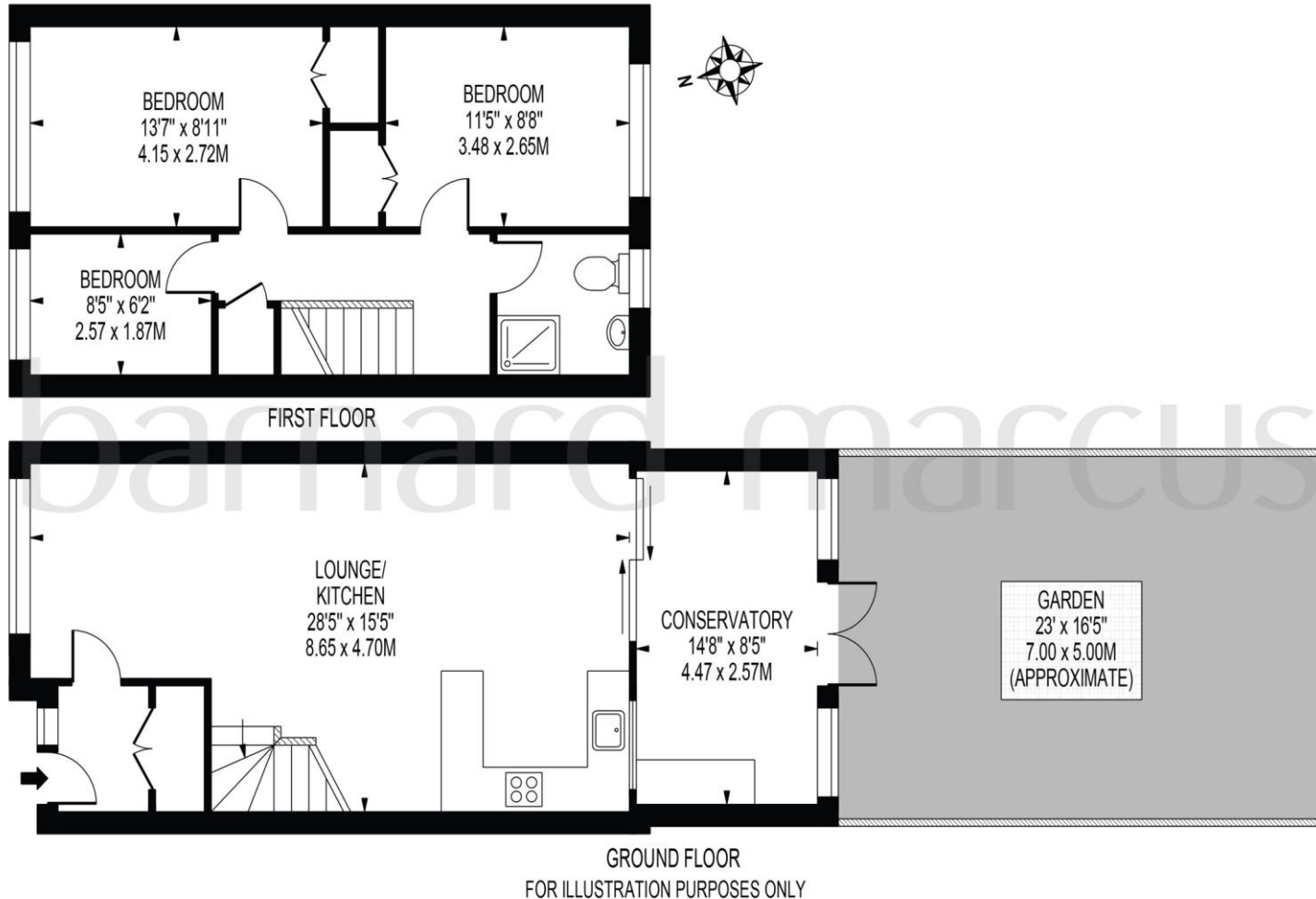
****THREE BEDROOM MID-TERRACE FAMILY HOME - marketed with NO CHAIN****

The property briefly comprises of an entrance hall, OPEN-PLAN lounge-diner, kitchen, conservatory, THREE GENEROUSLY SIZED BEDROOMS, family bathroom, SOUTH-FACING private rear garden & en-bloc GARAGE.



MELFORD ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 993 SQ FT - 92.27 SQ M



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.
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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.

Barnard Marcus are delighted to bring to marketed this immaculately presented THREE BEDROOM MID-TERRACED FAMILY HOME marketed with NO ONWARD CHAIN, complete with SOUTH FACING PRIVATE REAR GARDEN & en-bloc garage ideally situated within the heart of the sought after area of DULWICH and just a short distance to LORDSHIP LANE.

The property briefly comprises of an entrance hall, OPEN-PLAN lounge-diner, kitchen, conservatory, THREE GENEROUSLY SIZED BEDROOMS, family bathroom, SOUTH-FACING private rear garden & en-bloc GARAGE.

A family-friendly area with excellent amenities on the Lordship Lane which offers a vibrant high street, filled with independent shops, cafes, bars and restaurants, is easily accessible from Melford Road. East Dulwich & North Dulwich train stations are nearby, offering convenient transport links to Central London and beyond. Families will appreciate the proximity to several outstanding schools, including Dulwich Village C of E Infants' School, Dulwich Hamlet Junior School and Alleyn's School.

This is a fantastic opportunity to acquire a beautiful home, that is practically brand new in one of South London's most desirable locations, offering an enviable lifestyle with excellent amenities, schooling and transport links just a stone's throw away.

Agents Note: The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

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Melford Road, London

- THREE GENEROUSLY SIZED BEDROOMS
- MID-TERRACED FAMILY HOME with NO ONWARD CHAIN
- PRIVATE SOUTH-FACING REAR GARDEN
- EN-BLOC SINGLE GARAGE
- SOUGHT AFTER LOCATION / WITHIN 0.2 MILES OF LORDSHIP LANE
- IMMACULATELY PRESENTED THROUGHOUT - A TURN KEY PROPERTY!
- OPEN-PLAN LOUNGE/KITCHEN

Tenure: Freehold EPC Rating: C

Council Tax Band: E

£800,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PKM103650 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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