

BARRY ROAD, EAST DULWICH, SE22

FREEHOLD

£1,450,000



## SPEC

Bedrooms : 5  
Receptions : 2  
Bathrooms : 4

## FEATURES

Five Bedrooms  
Side Access  
Huge Garden  
Workshop  
Conservatory



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Elegant Five Bedroom Victorian Home with Huge Garden and Conservatory.

Tucked behind a beautifully planted front garden on sought-after Barry Road, this four-bedroom semi-detached Victorian house spans over 2,800 sq ft and combines generous proportions with exceptional character and modern upgrades. Inside you'll find five bedrooms, three bathrooms, conservatory, stylish kitchen and two receptions. This home has been designed for family-focused living and also features a mammoth rear garden with huge shed/workshop and side access.

From the moment you enter the hallway, the home sets an impressive tone. A double reception room features original coving, timber flooring, log burner, fitted shelving and a large bay window overlooking mature planting to the front. This space flows effortlessly into the heart of the home.

The bespoke kitchen-diner is a standout: with pale blue shaker units, wood floors, a stunning tiled splashback and Smeg range cooker. Full-height glazing floods the space with light, connecting visually to the garden. To the rear, a generous conservatory with vaulted glass ceiling and French doors offers a serene space for dining or relaxing, seamlessly blending indoor and outdoor life. It wraps around the side of the kitchen and also dips directly into the reception. A ground floor WC and additional shower room add functionality.

On the first floor are three spacious double bedrooms, including a tranquil principal bedroom with full-width fitted wardrobes and sash windows. The family bathroom features stylish wood paneling and chrome fixtures. On the second return is an additional shower room and rear facing bedroom.

The top floor bedroom suite offers exceptional versatility as a guest room, office or teenage den, with ample eaves storage and its own shower room just next door. Every bedroom benefits from excellent light, soft décor, and generous dimensions.

Barry Road is a wide, tree-lined street close to Lordship Lane. The number 12 bus sweeps past the house taking you straight into the West End. Or jump off at Peckham Rye station and catch a train to London Bridge, Victoria or the London Overground line connection. North Cross Road and its boutiques is a 5-minute walk - go on a Saturday for the most wonderful fresh food stalls. Two minutes away - is the popular Clock House Tavern and the rolling green spaces of Peckham Rye Park.

Tenure: Freehold

Council Tax Band: F

## Barry Road, SE22 0JU

Approx Gross Internal Area = 190.45 sq m / 2050 sq ft

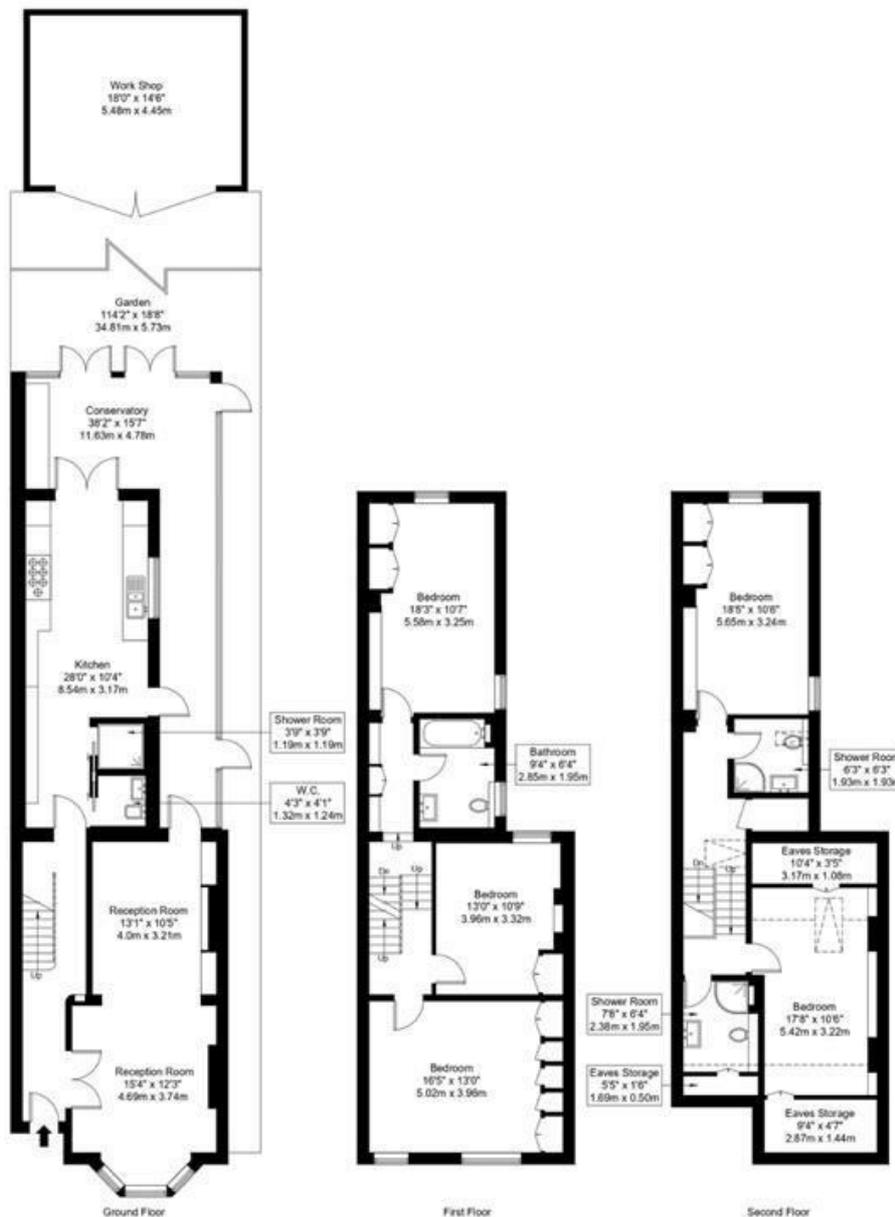
RHH / Eaves Storage = 8.43 sq m / 91 sq ft

Conservatory = 28.52 sq m / 307 sq ft

Work Shop = 24.39 sq m / 262 sq ft

Total = 251.79 sq m / 2710 sq ft

 = Reduced Headroom Below 1.5m / 5'0



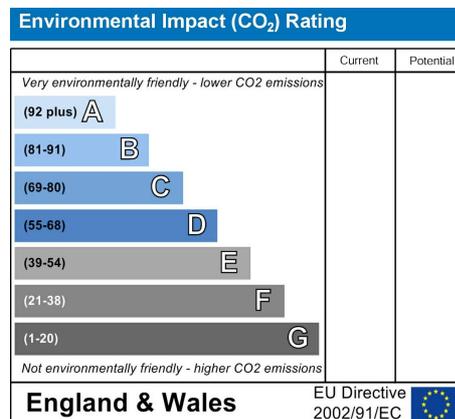
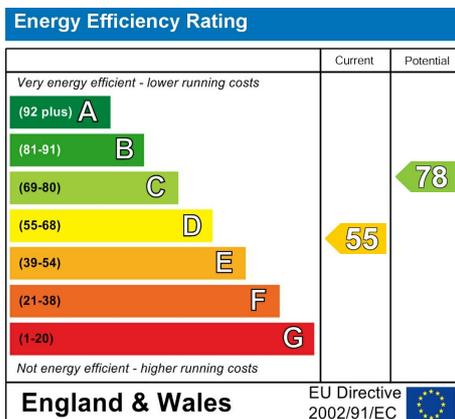
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All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.

