



## Friern Road, London

Asking Price £1,050,000





## Property Summary

A delightful and charming FOUR bedroom Victorian gem offered to the sales market by Propertyworld. Located on one of SE22's most popular roads, this fabulous end of terrace house is spacious, packed with period charm, with beautifully proportioned accommodation throughout and is flooded in natural light. Offered CHAIN FREE, this family house, is available to view and ready for immediate occupation. This stunning property has been a much loved and happy family home for many years and is offered to the market for the first in time in 40 years.

The details include: on the ground floor there is double reception room which is flooded in light with an attractive bay window to front, neutral decor, stripped wooden floors, high ceilings plus a stunning feature fireplace to front and gorgeous fire to rear. The space is big but retains a warm, welcoming and cosy feel. You pass down the corridor and arrive at the family kitchen / diner - it's a great size with an extensive range of wall and base units, tiled floor, integrated oven and hob plus spotlights. The ground floor is completed by a W.C and utility space. The rear garden is a joy .. an oasis of calm and basking in sunlight. Having been much loved over many years, the garden is full of mature plants and shrubs. On the first floor there are THREE DOUBLE bedrooms - all beautifully presented, flooded in light and spacious - and a WC. The fourth double bedroom is located above on the second floor and looks out onto the rear garden. To the side is the bathroom - which includes a white three piece and shower over bath.

Simply a charming, warm house looking for a new family and a new adventure. Call Propertyworld on 0208 488 00101 to view.

Sydenham Sales  
020 8488 0011  
[www.propertyworlduk.net](http://www.propertyworlduk.net)

## Property Summary

- Four bedroom house
- Period property
- End of terrace
- CHAIN FREE
- Fabulous location
- Family house
- Beautiful rear garden
- Must be viewed
- Period features & charm
- EPC rating is D, council tax is E

## Our Vendor Loves...

Our Vendor Loves..

"This much-loved house has been in our family since my childhood and was the loveliest of homes in which to grow up. With its beautiful stained glass in the front door, to the sash windows and fireplaces, there has always been something special about the house - and in particular the light and space that you notice as soon as you come in. As a child the house felt huge! The sweeping bannisters of the endless stairs a perfect length for sliding down! The sun pours in through the bay windows into the lovely front room in the morning, and warms up the very pretty and well-tended garden in the afternoon. I think this will make for a very happy family home with lots that could be done to enhance and showcase the Victorian features and all the space. East Dulwich is one of the nicest places in London with sweet cafes and quirky shops and lots of leafy parks, plus good transport links and schools".





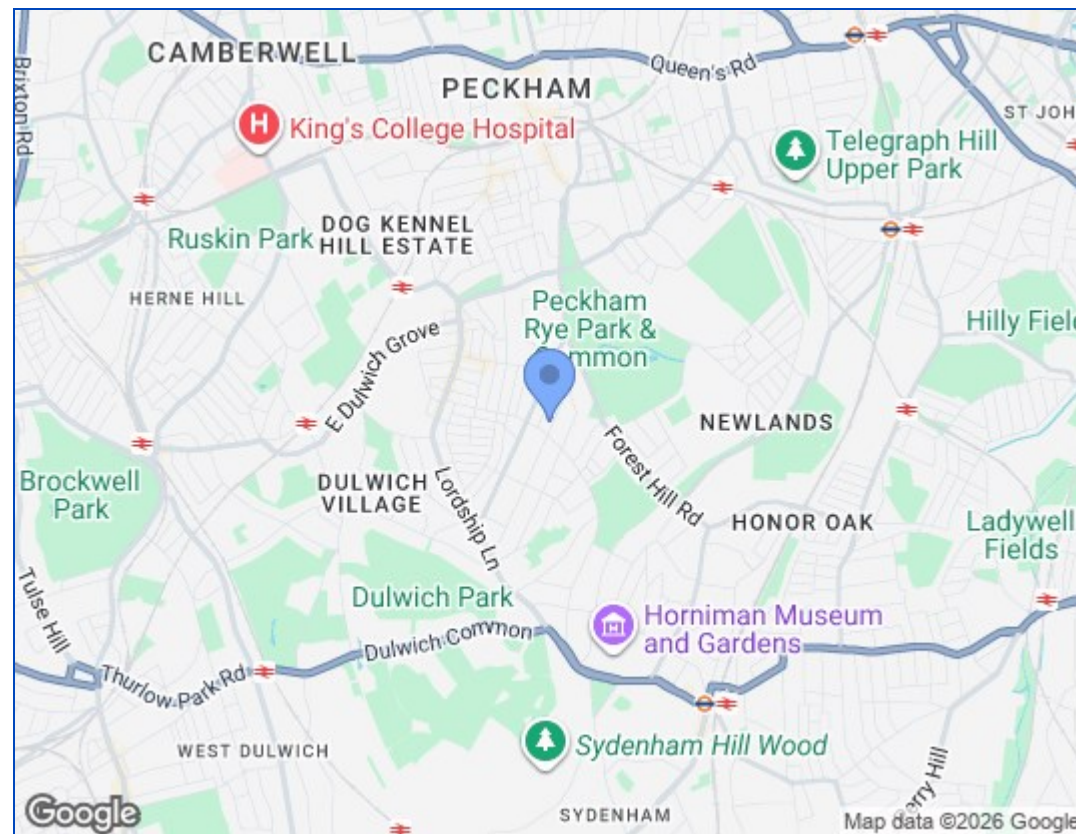






APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES 1617 SQ FT / 150 SQM  
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES 1308 SQ FT / 122 SQM  
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only.  
While we do not doubt the floor plan accuracy and completeness, you or your advisors should  
conduct a careful, independent investigation of the property in respect of monetary valuation

friern Road  
date: 27/11/25  
photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	59	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

