



Beauval Road, Dulwich Village **SE22**





Description

This attractive Victorian family home with a south west facing rear garden is set in a highly desirable Dulwich Village position.

With a wealth of period features, the welcoming entrance hall leads to a dual aspect double length reception room with a wonderful feature fireplace.

To the rear of the property is a lovely kitchen entertaining area with a door opening up on to the pretty rear garden. There is also a very useful cellar and cloakroom / utility room.

Spread across the upper floors are four well proportioned, bright and airy bedrooms benefiting from a family bathroom and separate W/C. There is also a fifth bedroom / study which is perfect for a home office space! Of note is also ample eaves storage.

Location

Beauval Road is a sought-after tree-lined residential road moment from the heart of Dulwich Village. Its peaceful, yet convenient location provides access to the various cafes and boutiques and also the hustle and bustle of Lordship Lane. The green space of Dulwich Park is also close by.

Dulwich Village Infant School and Dulwich Hamlet Junior School are both rated 'Outstanding' by Ofsted and there are also a number of world-renowned independent options such as James Allens' Girls School, Alleyn's School and Dulwich College.

North Dulwich station (0.6 miles) with direct and frequent services to London Bridge. Herne Hill station (1.2 miles) has Southeastern services to London Victoria and Thameslink services to London Blackfriars, Farringdon, St. Pancras International and Luton Airport.

Tenure

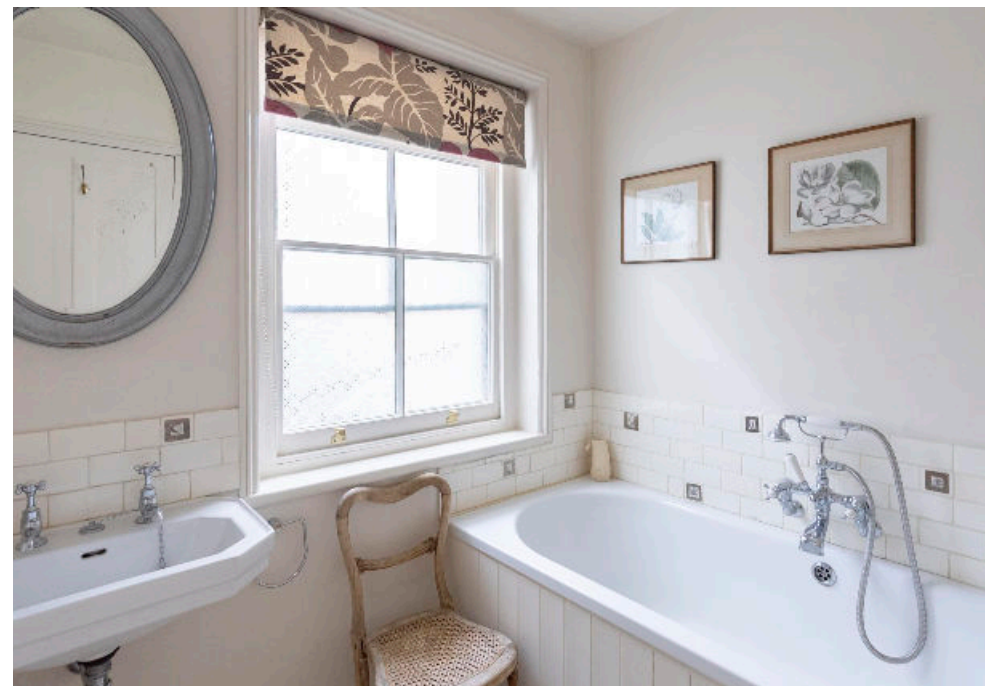
Freehold

EPC

E

Council Tax Band

F



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Approximate Gross Internal Area
 Cellar = 8.1 sq m / 87 sq ft
 Ground Floor = 68.5 sq m / 737 sq ft
 First Floor = 60.4 sq m / 650 sq ft
 Second Floor (Excluding Attic Storage) = 29.7 sq m / 320 sq ft
 Attic Storage = 29.7 sq m / 320 sq ft
 Total = 196.4 sq m / 2114 sq ft

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Cellar
 We would be delighted to tell you more
Mark Breffit
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Ground Floor
Nick Stops
 020 3815 9413
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First Floor
Chica Lambert
 020 3815 9416
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Second Floor



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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