



Great Spilmans, Dulwich Village **SE22**

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## Description

Tucked away on this ideally located crescent moments from Dulwich Village, East Dulwich and North Dulwich, this three bedroom detached home offers off street parking and a secluded easy to maintain rear garden.

The inviting entrance hall leads to a wonderful airy kitchen/diner and there is also a substantial dual aspect double reception with both of these spacious rooms opening with bi-fold doors on to the pretty rear garden. There is also a separate utility room and a cloakroom on the ground floor.

Spread across the first floor are three well proportioned bright and airy bedrooms and a modern family bathroom.

## Location

The property is ideally located within close proximity of Dulwich Village, East Dulwich and North Dulwich. The area's excellent schools include Dulwich Hamlet Junior School (0.3 miles) and Dulwich Village Infants (0.2 miles), Alleyn's School (0.2 miles), James Allen's Girls' School (0.04 miles), The Charter School (0.6 miles) and Dulwich College (1.3 mile).

There are also excellent transport options nearby with North Dulwich Rail Station (0.3 miles) and East Dulwich Rail Station (0.7 miles). Bus routes in to central London are available from nearby Lordship Lane. All distances are approximate.

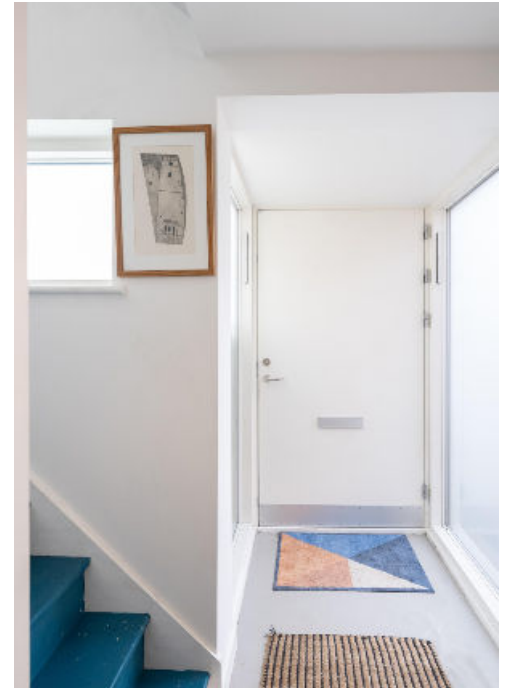
**EPC: C Council Tax Band: F**

**Tenure: Freehold**

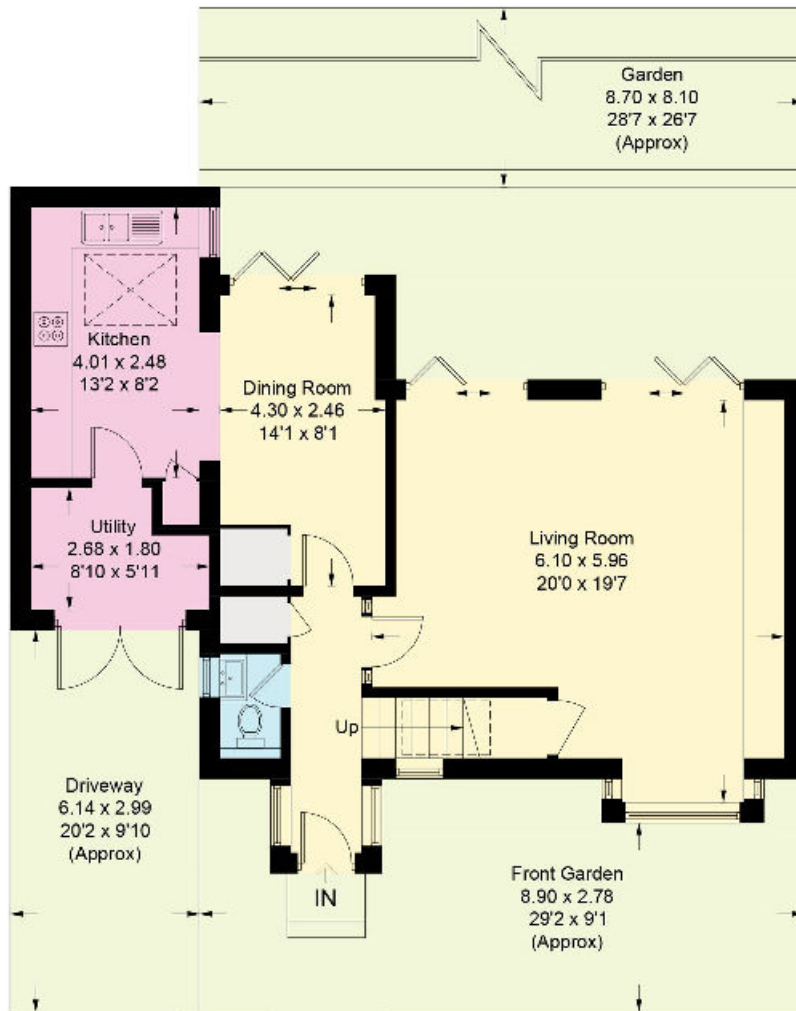
**Local Authority: Southwark Council and The Dulwich**

**Estate Scheme of Management**









## Ground Floor

We would be delighted to tell you more

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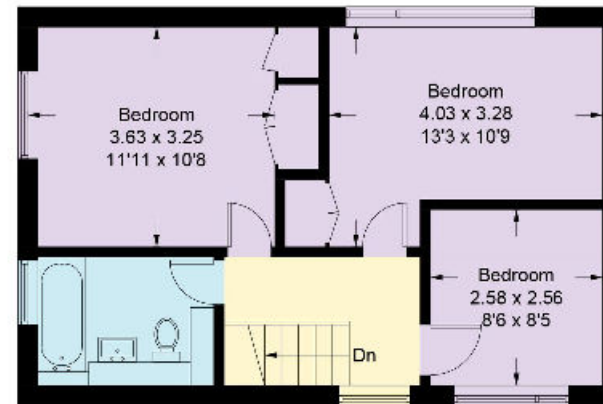
## Great Spilmans, SE22

Approximate Gross Internal Area = 112.5 sq m / 1211 sq ft

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.



= Reduced headroom below 1.5m / 5'0



## First 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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Particulars dated February 2023. Photographs and videos dated February 2023.

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