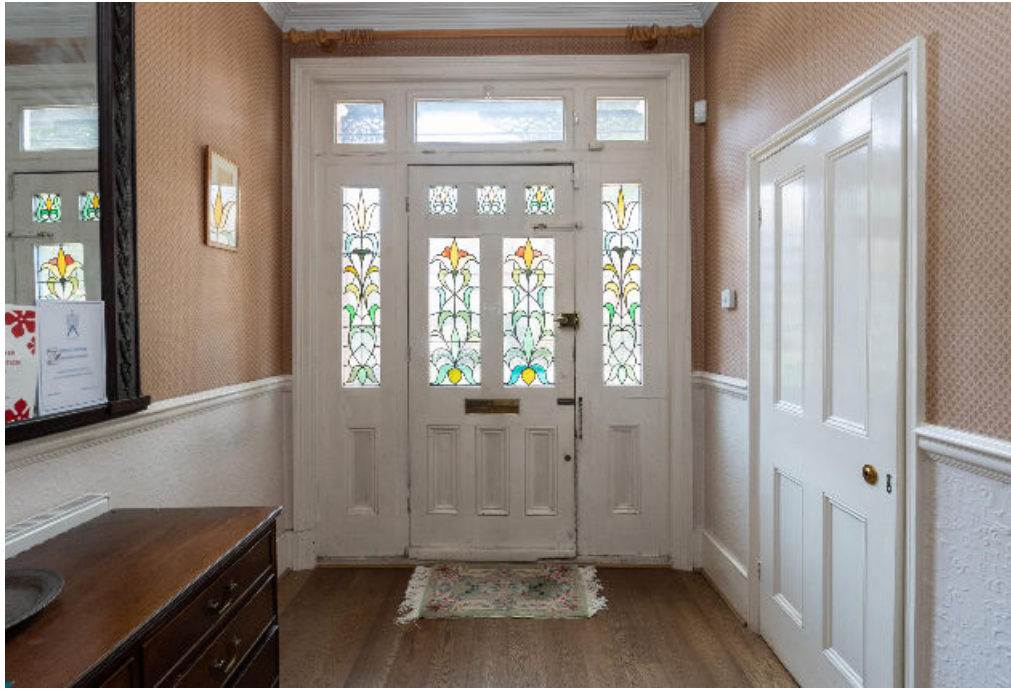




South Croxted Road, West Dulwich **SE21**





Description

This charming family residence seamlessly combines the timeless elegance of Victorian architecture with contemporary comforts ideal for modern family life. As you step into the welcoming entrance hall, you are greeted by the enchanting presence of a stained glass front door and the characteristic lofty ceilings synonymous with the era. Positioned at the front of the house, a generously proportioned reception room awaits, boasting a captivating feature fireplace and two expansive vertical sash windows that flood the space with natural light.

Situated at the heart of the home, the well-appointed kitchen provides a functional hub, offering convenient access to the rear garden. A further reception room sits at the rear, complete with its own striking fireplace and elegant French doors that open up to reveal the delightful garden beyond. Notably, a convenient downstairs shower room adds to the overall practicality of the layout.

The garden spans an impressive length of over 82 feet, fringed by an array of mature shrubs and trees.

Ascending to the first floor, are five bright and airy inviting bedrooms, each exuding a sense of space and serenity. Complementing the first floor, a well-appointed family bathroom as well as a further cloakroom provide convenience and comfort.

Furthermore, this property has approved planning permission to extend the ground floor and in to the loft.

Location

The property is located at the West Dulwich end of the pretty tree-lined South Croxted Road. The local amenities of West Dulwich are close at hand, as are the shops and boutiques of Dulwich Village.

Transport links are excellent as West Dulwich station with services to London Victoria and morning and evening services to London Blackfriars is a short distance away (0.4 miles). Regular buses also serve Central London.

Outstanding state schools such as Elm Wood Primary School and Kingsdale Foundation School are within close proximity, as are world-renown independent schools such Dulwich College and Dulwich Prep London. All distances are approximate.

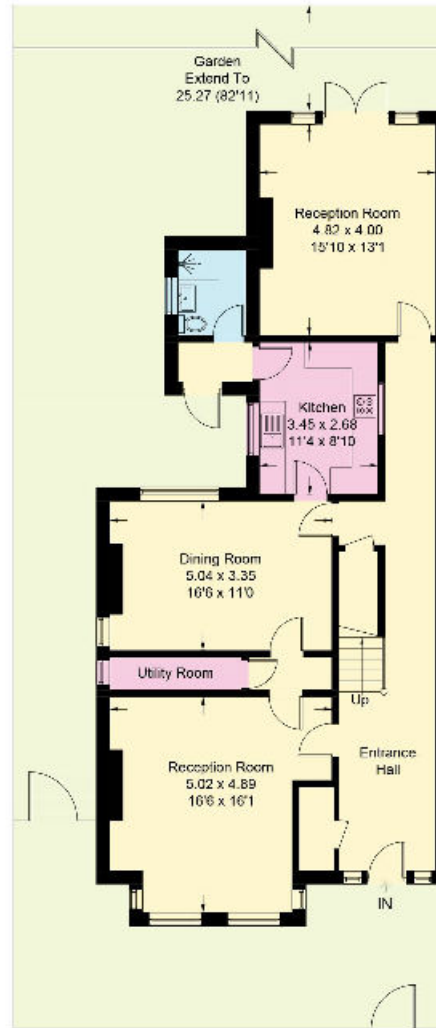
EPC: Council Tax Band: G Tenure: Freehold Local Authority: Southwark Council



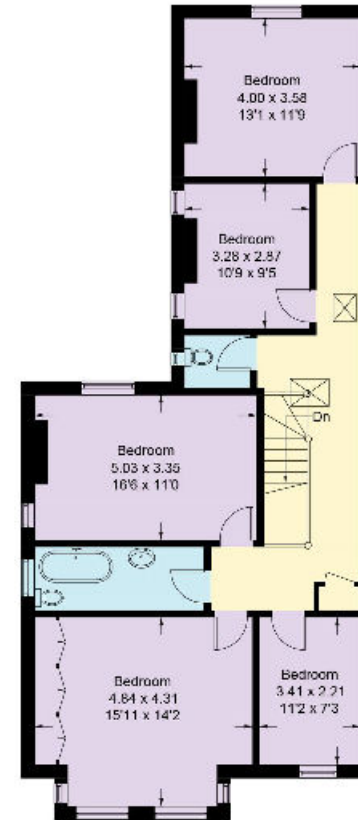


Approximate Gross Internal Area
Ground Floor = 105.6 sq m / 1137 sq ft
First Floor = 99.6 sq m / 1072 sq ft
Total = 205.2 sq m / 2209 sq ft

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.



Ground Floor



First Floor

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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 June 2023. Photographs and videos dated June 2023.

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