



Frankfurt Road, North Dulwich **SE24**





Description

Nestled in the heart of the North Dulwich Triangle, this wonderful home presents a blend of style and functionality. The property boasts off-street parking and an integral garage, providing convenience and a warm welcome. Upon entering, the inviting entrance hall guides you to a front-facing reception adorned with a bay window and a captivating feature electric fireplace, creating a cozy ambiance.

The rear of the property unveils a contemporary open-plan kitchen entertaining area, featuring a central island and expansive bi-folding doors that seamlessly connect the indoors with the outdoors. The south west-facing garden is part-patio, part-decked and is surrounded by mature shrubbery and trees, this outdoor haven is perfect for al fresco dining and entertaining guests. A practical utility room and a convenient door leading to the integral garage enhance the property further. Additionally, a thoughtfully placed cloakroom adds a touch of convenience.

Ascend to the first and second floors, there are four generously sized bedrooms. Two of these bedrooms boast contemporary en suite bathrooms and a well-appointed family bathroom is located on the first floor.

Location

Ideally located in the prestigious North Dulwich Triangle, this beautiful home is near to a huge variety of amenities in Half Moon Lane, Dulwich Village and Herne Hill as well as the green open spaces of Sunray Gardens, Dulwich Park and Brockwell Park.

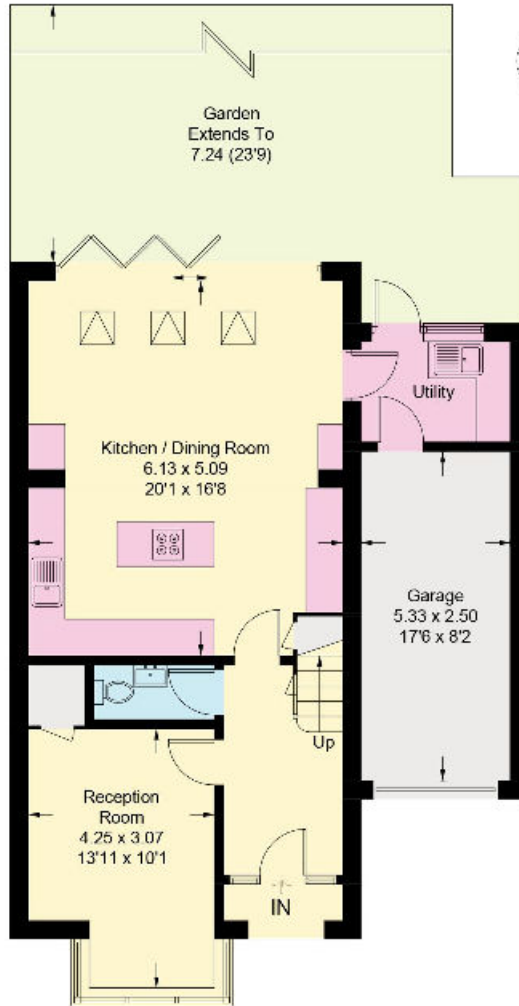
Excellent schooling options are very close by, including sought-after state schools such as Judith Kerr Primary School, Dulwich Village Infant School, Dulwich Hamlet Junior School and The Charter School and world renowned Independent schools such as Alleyn's, James Allen's Girls' School and Dulwich College.

Fantastic local transport links include a short walk to North Dulwich station (0.4 miles) with overground services to London Bridge. Further close option of Herne Hill station (0.4 miles) with overground services to London Victoria, London Blackfriars, London Farringdon and St. Pancras International and Denmark Hill station for London Overground Services. All distances are approximate.

Tenure: Freehold EPC: B Council Tax Band: E

Local Authority: Southwark Council



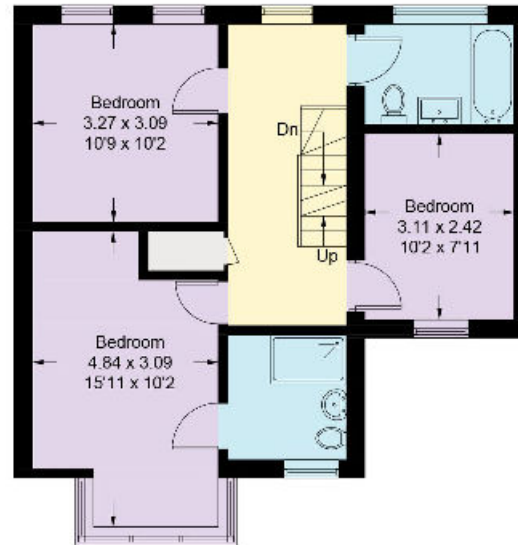


Ground Floor

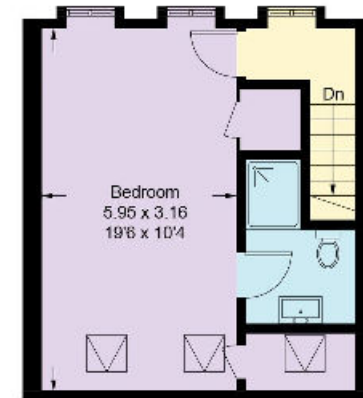


This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Approximate Gross Internal Area
 Ground Floor = 62.1 sq m / 668 sq ft
 First Floor = 52.6 sq m / 566 sq ft
 Second Floor = 31.1 sq m / 335 sq ft
 Garage = 13.2 sq m / 142 sq ft
 Total = 159 sq m / 1711 sq ft



First Floor



Second Floor

Knight Frank
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 1c Calton Avenue
 SE21 7DE

We would be delighted to tell you more

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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 November 2023. Photographs and videos dated November 2023.
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