



Danecroft Road, North Dulwich **SE24**





Description

With well-balanced accommodation spread over three floors, this beautiful home offers plenty of space for the growing family.

The entrance hall leads through to a spacious front aspect reception room with a wonderful feature fireplace and a large bay window allowing the space to be flooded with natural light. Of note on the ground floor is also a useful cloakroom/utility space. To the rear is a contemporary open plan kitchen entertaining area with bi-folding doors opening on to the landscaped sunny south west-facing garden with plenty of space for outdoor entertaining.

Spread across the upper floors are four well proportioned bright and airy bedrooms including a luxurious top floor principal suite with an en suite shower room. All bedrooms also benefit from a contemporary family bathroom on the first floor.

Location

The house is ideally located in the prestigious North Dulwich Triangle, near to the boutiques and cafes of Dulwich Village and Half Moon Lane 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 (approximately 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.

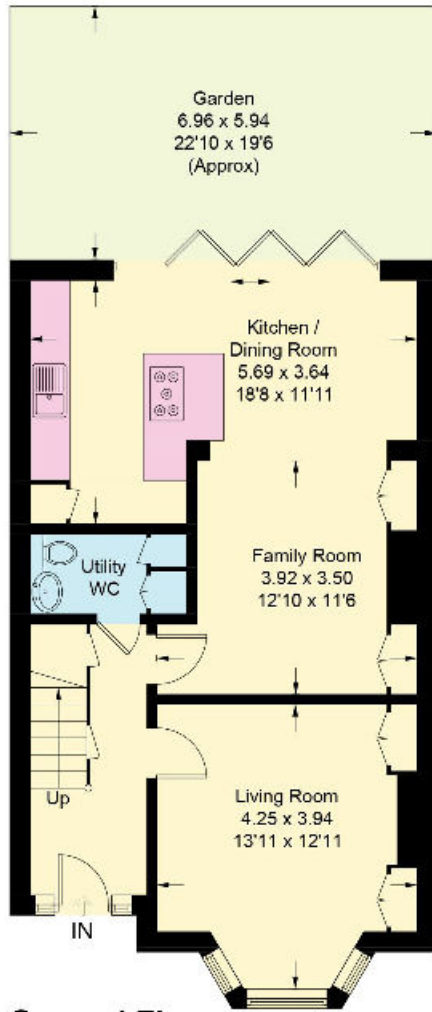
All distances are approximate.

Tenure: Freehold

EPC: D Council Tax Band: E

Local Authority: Southwark Council





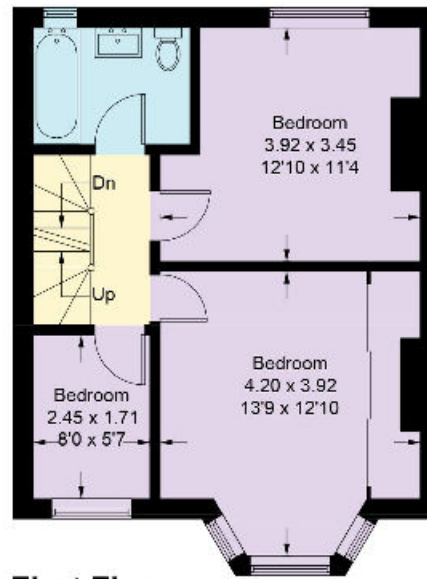
Ground Floor

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.

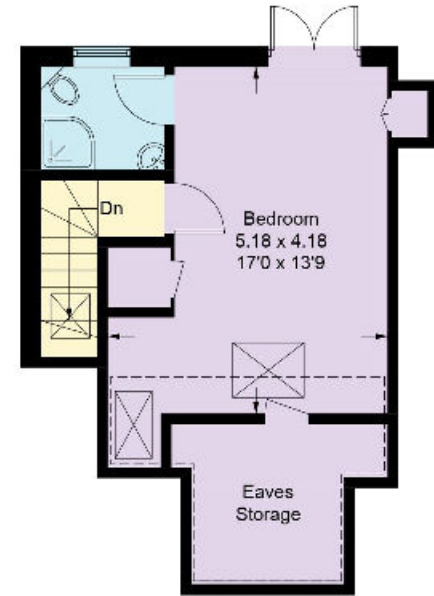
Approximate Gross Internal Area
 Ground Floor = 57.8 sq m / 622 sq ft
 First Floor = 42.4 sq m / 456 sq ft
 Second Floor = 28.1 sq m / 302 sq ft (Excluding Eaves Storage)
 Eaves Storage = 6.2 sq m / 68 sq ft
 Total = 134.5 sq m / 1448 sq ft
 (Reduced Headroom = 9.8 sq m / 105 sq ft)



= Reduced headroom below 1.5m / 5'0"



First Floor



Second Floor

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