



Beauval Road, Dulwich Village **SE22**

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## Description

A charming four-bedroom Victorian home with south west-facing rear garden and off-street parking located on a popular road in Dulwich Village.

The inviting entrance hall opens into a spacious, dual-aspect double reception room, with beautifully high ceilings and a feature fireplace. At the rear, you'll find a delightful kitchen and dining/entertaining area, with double doors that lead out to the south-west facing garden. The ground floor also includes a guest cloakroom and a versatile cellar, ideal for additional storage.

The first floor offers three generous, bright and airy bedrooms, one of which has a recently modernised en suite shower room. There is also a large contemporary family bathroom with underfloor heating and separate shower cubicle. Upstairs, the loft has been converted to create a further large bedroom with separate WC. Ample storage is available in the eaves and to the rear part of the loft.

## Location

Beauval Road is a sought-after tree-lined residential road moment from the heart of Dulwich Village, and yet convenient for the boutiques and restaurants of Lordship Lane. The green space of Dulwich Park is a mere 0.3 miles away.

Local schools are excellent: Dulwich Village Infant School, Dulwich Hamlet Junior School and Charter School North Dulwich are all rated 'Outstanding' by Ofsted as is Harris Primary Academy East Dulwich. There are also several world-renowned independent options such as James Allen Girls' School, Alleyn's School and Dulwich College.

North Dulwich station (0.7 miles) is nearby with direct and frequent services to London Bridge. Denmark Hill station (1.5 miles) with services to London Victoria and London Blackfriars is easily reached via the many local services on Lordship Lane.

All distances are approximate.

**Tenure: Freehold**

**EPC: D Council Tax Band: F**

**Local Authority: London Borough of Southwark**









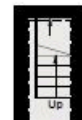




Approximate Gross Internal Area = 146.3 sq m / 1575 sq ft  
 Reduced Head Room / Cellar = 39.2 sq m / 422 sq ft  
 Total = 185.5 sq m / 1997 sq ft

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.

Guide Price: £1,650,000



Lower Ground Floor



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