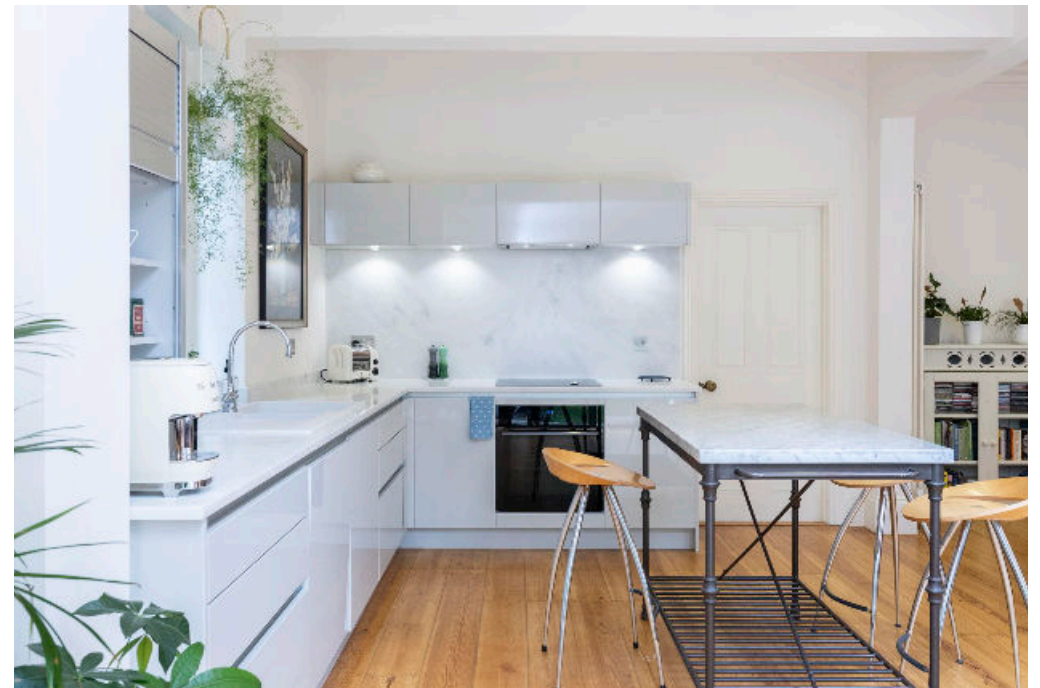




Croxted Road, West Dulwich **SE21**





Description

This warm family home marries traditional Victorian features with high-quality contemporary design. With an abundance of curb appeal, the spacious entrance hall with typically high ceilings for a property of this era sets the scene for the rest of this home. To the front is a serene family reception room with a large bay window and ornate feature fireplace.

To the rear, a breath-taking contemporary kitchen entertaining space flooded with natural light is perfect for entertaining friends and family. Slick modern units house plenty of storage space and a useful utility room sits behind the kitchen. Two large bi-fold doors provide access out on to the pretty rear garden with plenty of flower beds for a keen gardener as well as space for al fresco dining!

The ground floor also houses a fourth / guest bedroom with an en suite bathroom that also opens up on to the garden. There is also a useful study area and separate cloakroom.

Spread across the upper floor are three bright and airy bedrooms including a principal suite overlooking the garden with a luxurious en suite bathroom. All bedrooms also benefit from a contemporary family bathroom.

This wonderful home benefits from off-street parking and side access to the rear garden.

Location

The local amenities of West Dulwich are close at hand, as are the shops and boutiques of Dulwich Village.

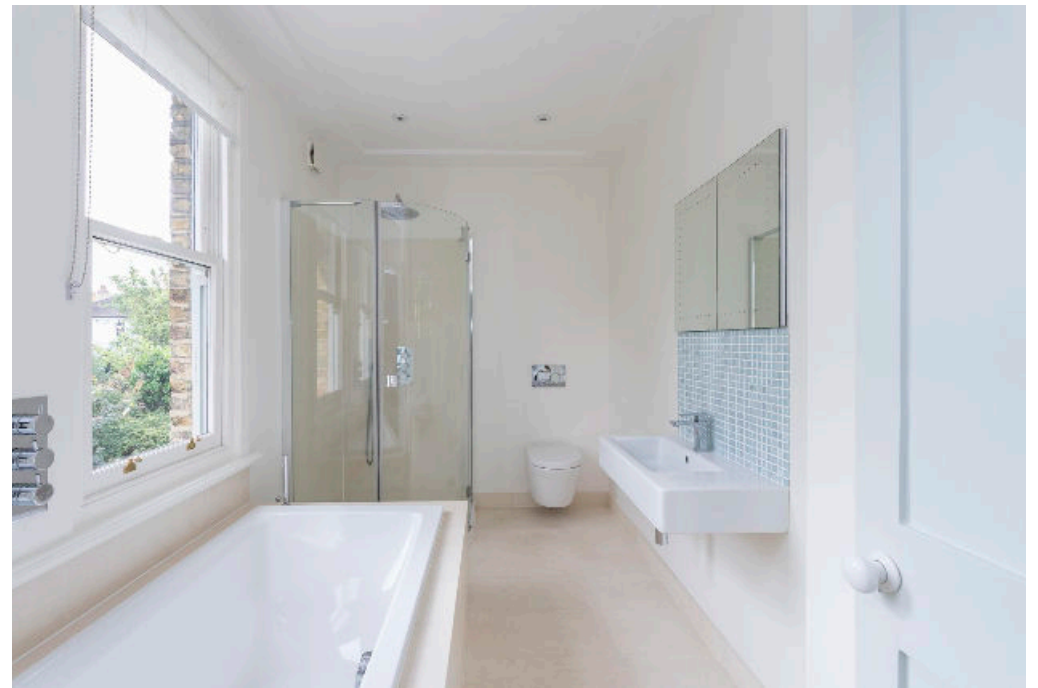
Transport links are excellent as West Dulwich station with services to London Victoria and morning and evening services to London Blackfriars is a short distance away (0.4 miles). Regular buses also serve Central London.

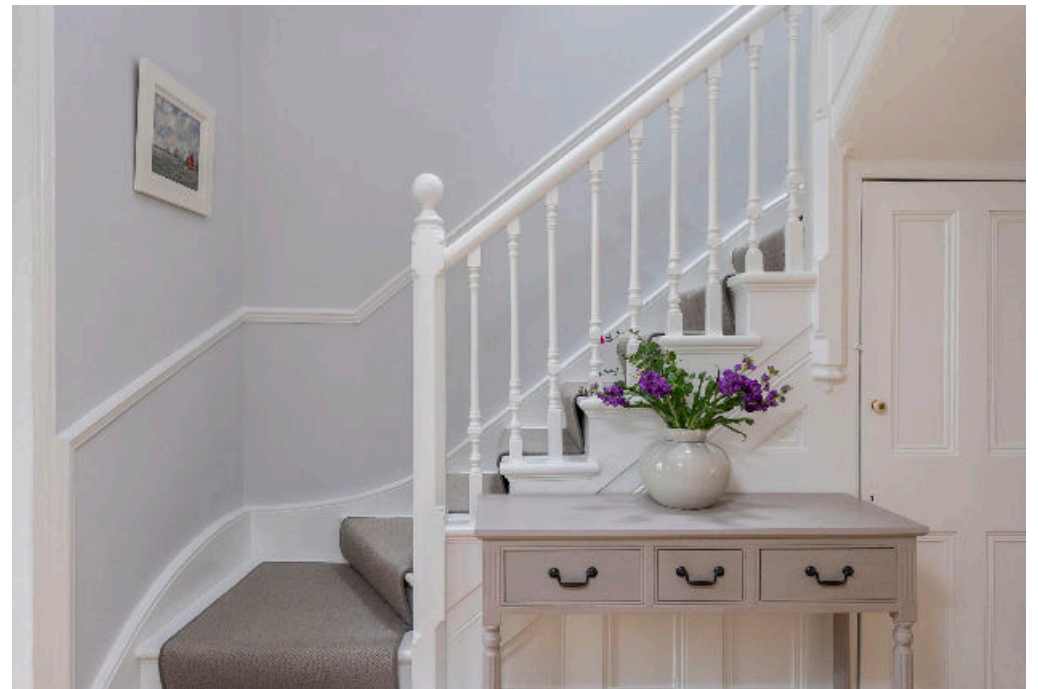
Outstanding state schools such as Elm Wood Primary School and Kingsdale Foundation School are within close proximity, as are world-renown independent schools such Dulwich College and Dulwich Prep London.

EPC: D Local Authority: Southwark Council

Council Tax Band: G Tenure: Freehold



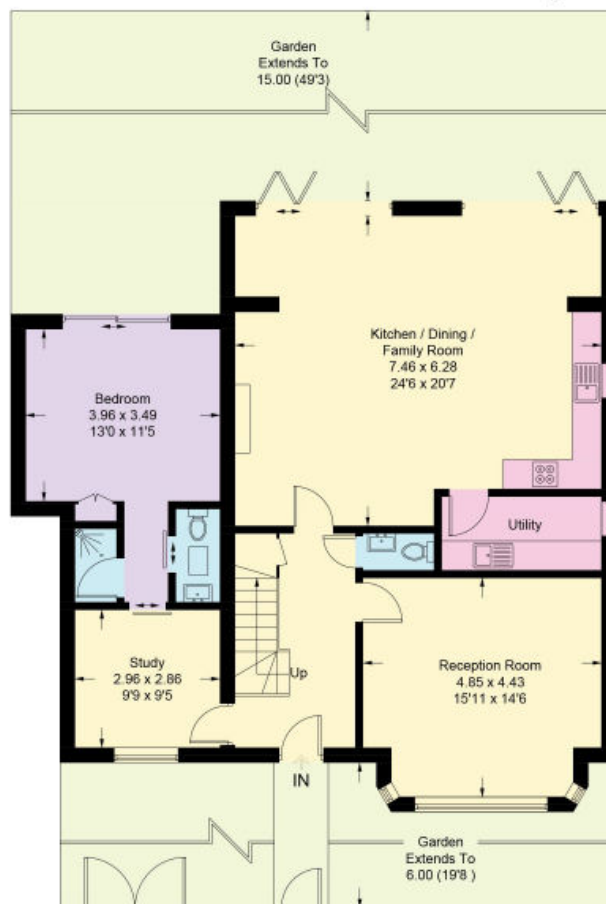




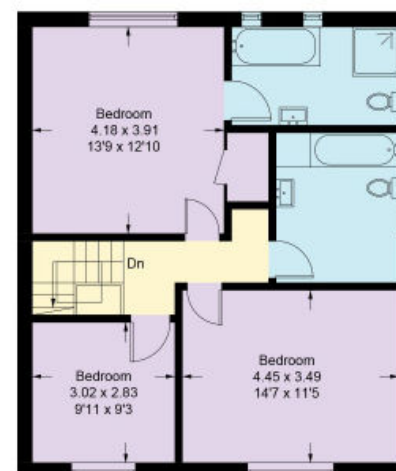
Approximate Gross Internal Area
 Ground Floor = 116.5 sq m / 1254 sq ft
 First Floor = 65.9 sq m / 709 sq ft
 Total = 182.4 sq m / 1963 sq ft



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

Knight Frank

Dulwich

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Dulwich

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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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