



Little Borne, West Dulwich **SE21**





Description

A beautifully presented four bedroom home with separate garage and sunny, south facing garden.

With a double length reception entertaining space, opening on to a sociable sunny south facing garden, this four bedroom West Dulwich townhouse is a fantastic family home.

To the front of the property is a well appointed kitchen and handy cloakroom. The hub of this home is an open plan living entertaining space at the rear with bi-folding doors spanning the full width of the rear of the property opening on to a sunny south facing garden which means this space is full of natural light.

The garden has a sociable patio space leading on to a lush lawn which is surrounded by plants and shrubbery. Of note is also a useful store, perfect for gardening tools. Spread across the first and second floor are four well proportioned, bright and airy bedrooms including a principal bedroom with an en suite toilet. There is also a contemporary family bathroom located on the first floor.

Location

Situated just off Alleyn Park, this stunning home is in close proximity to many shops and amenities of West Dulwich and Dulwich Village, as are the green spaces of Crystal Palace Park, Belair Park and Dulwich Park. Dulwich & Sydenham Hill Golf Club is also nearby. Prestigious local schools can also be found nearby including Dulwich Prep London and Dulwich College.

The nearest transport links are from Gipsy Hill Station (0.4 miles) for direct services to both London Bridge and London Victoria. Sydenham Hill Station (0.6 miles) or West Dulwich Station (0.9 miles) are also close by for direct services to London Victoria.

All distances are approximate.

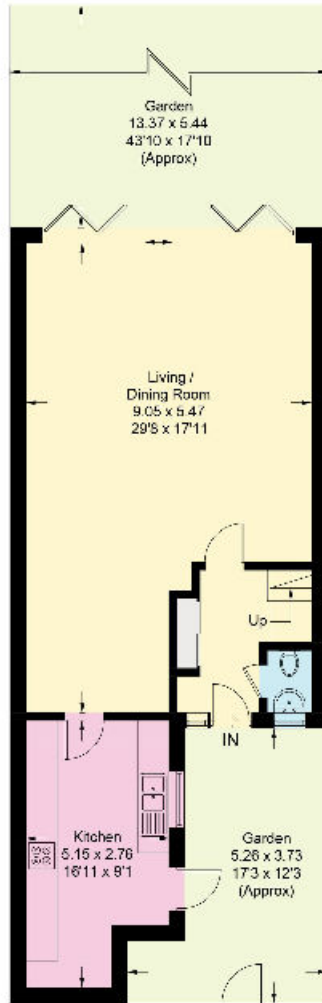
Tenure: Freehold

EPC: D Council Tax Band: E

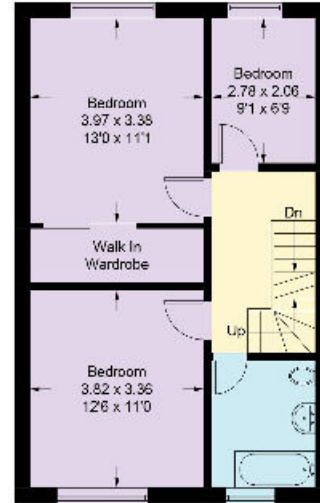
Local Authority: Southwark Council and The Dulwich

Estate Scheme of Management





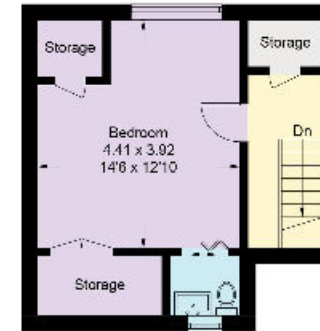
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



Second Floor

Approximate Gross Internal Area = 143.0 sq m / 1539 sq ft
 Garage = 12.7 sq m / 137 sq ft
 Total = 155.7 sq m / 1676 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 £970,000

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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 2024. Photographs and videos dated June 2024.

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