



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 contemporary kitchen entertaining opening on to a dining room is the perfect space for gathering friends and family. Slick shaker units house plenty of storage space and a sociable breakfast bar sits centrally. Two sets of bi-fold doors provide access out on to the pretty rear garden, the perfect space for al fresco dining! Of note on the ground floor is also a useful cloakroom and storage cupboards. Spread across the upper floors are four 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.

Location

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

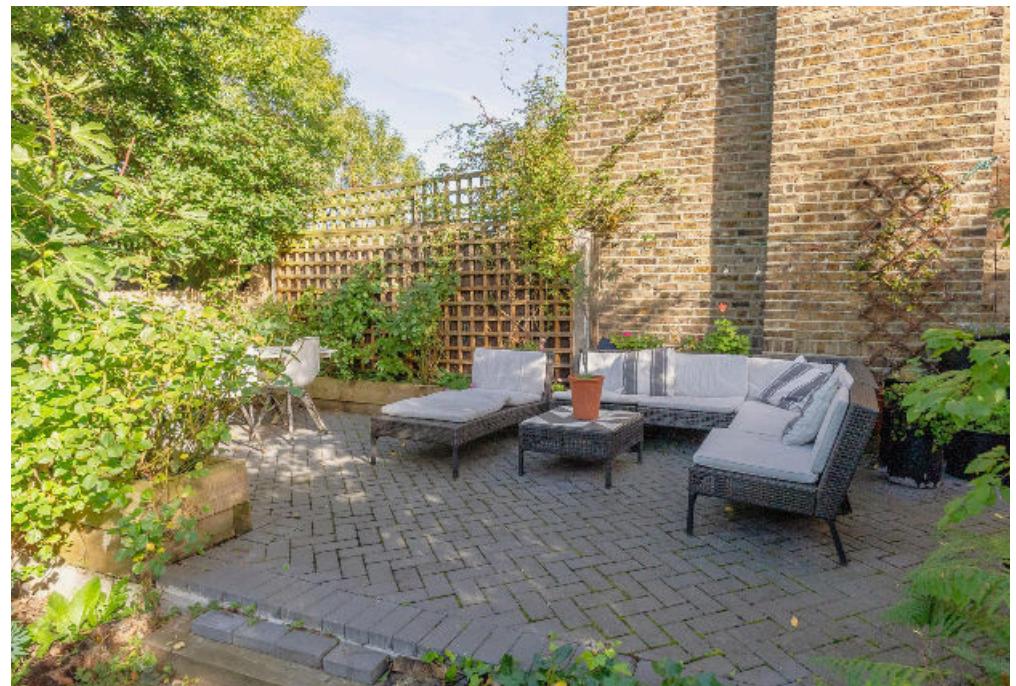
Transport links are excellent as West Dulwich station with services to London Victoria and morning and evening services to London Blackfriars is a short distance away (0.4 miles). Regular buses also serve Central London.

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. All distances are approximate.

EPC: E Council Tax Band: G

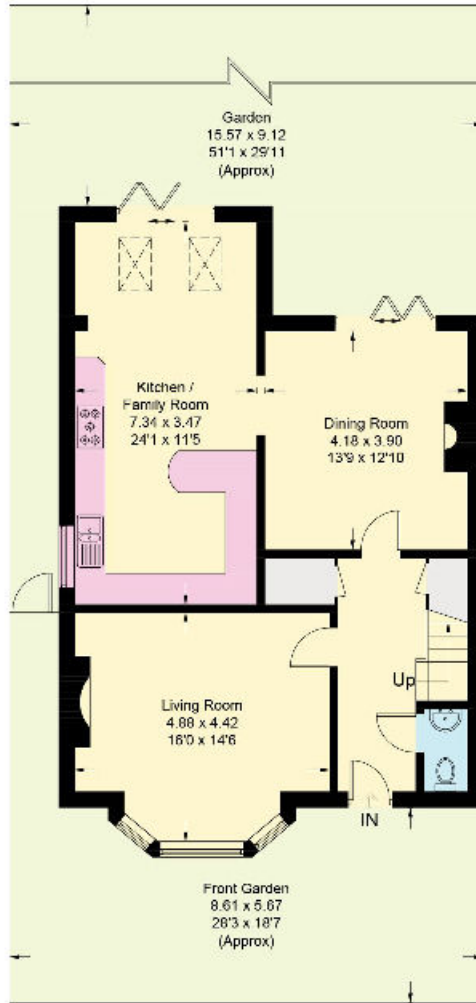
Tenure: Freehold

Local Authority: Southwark Council





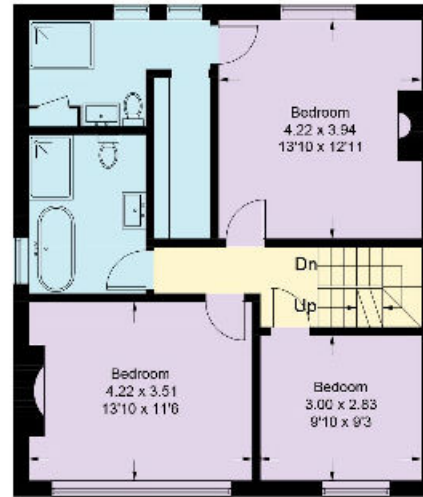




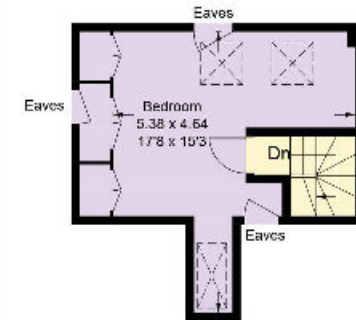
Ground Floor

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 = 77.4 sq m / 833 sq ft
 First Floor = 66.8 sq m / 719 sq ft
 Second Floor = 20.2 sq m / 217 sq ft
 Total = 164.4 sq m / 1769 sq ft



First Floor



Second Floor

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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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