



## PARK HALL ROAD

West Dulwich, SE21



# BEAUTIFULLY PRESENTED, DOUBLE-FRONTED FAMILY HOME

A well-proportioned, five bedroom, semi-detached family house, arranged on three levels and located on an attractive, tree-lined residential road in West Dulwich.



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EPC

E

Local Authority: London Borough of Lambeth

Council Tax band: G

Tenure: Freehold

**Guide Price: £2,000,000**



## LIGHT, ELEGANT AND WELL-PROPORTIONED

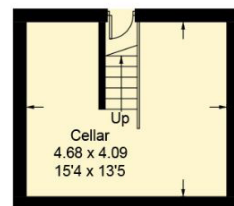
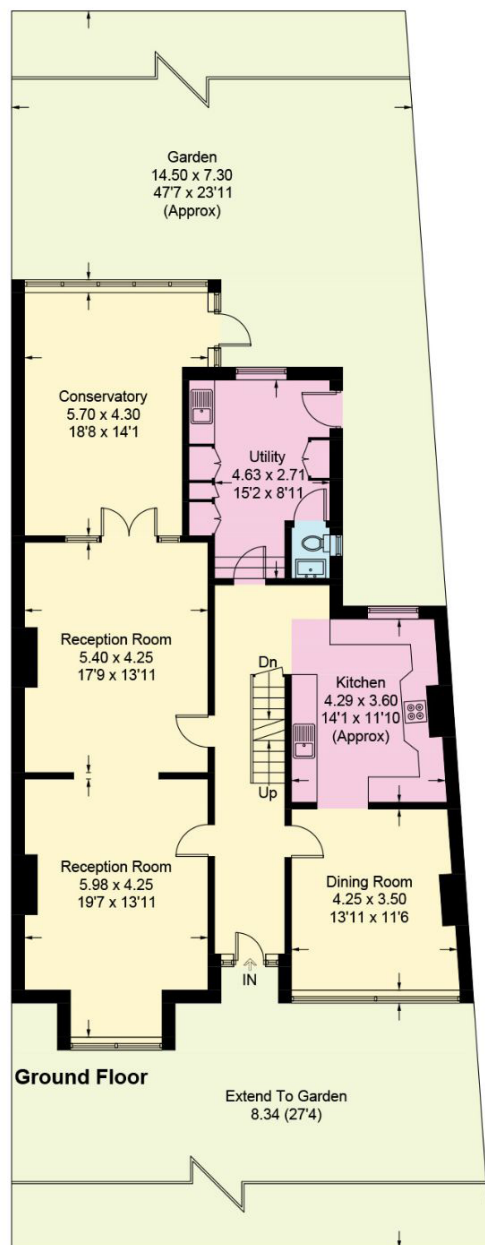
This property features a front garden and south-facing rear garden, conservatory and cellar storage. The double reception room on the ground floor stretches the length of the property on one side and leads into the sunny conservatory overlooking the south facing garden. On the other side, the bright and homely kitchen makes for the perfect dining and entertainment space. A utility room and guest cloakroom can also be found on this level. On the first floor, the principal suite comprises a light and spacious bedroom, dressing room and spacious bathroom. There are two further sizeable bedrooms, a family bathroom and cloakroom on this floor. Upstairs, two additional well-proportioned bedrooms, a study and eave storage space completes the accommodation.

Local amenities in West Dulwich are close at hand, as are the shops and boutiques of Dulwich Village. Three railway stations are in close proximity - West Dulwich, West Norwood and Tulse Hill with great connections to central London.

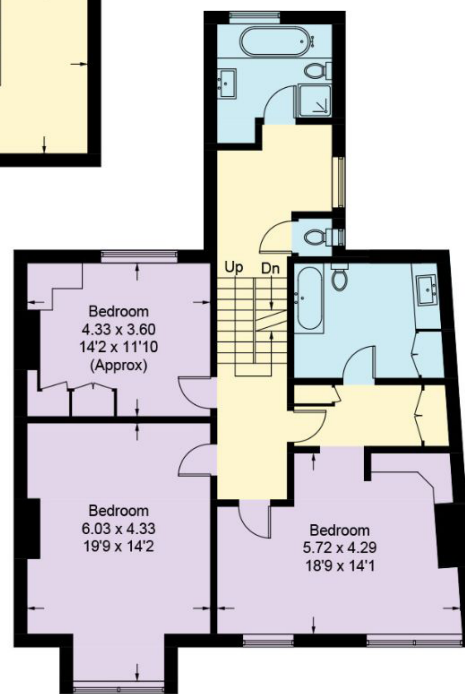




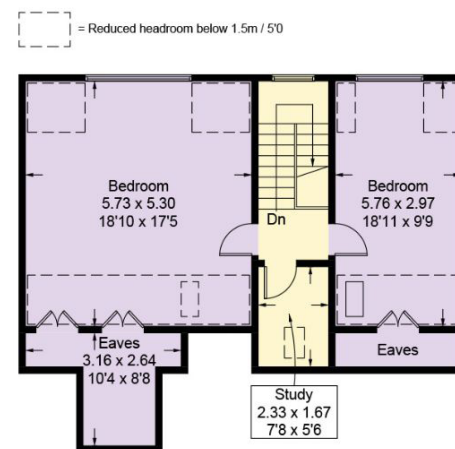




**Cellar**



**First Floor**



**Second Floor**

Approximate Gross Internal Area = 285.2 sq m / 3070 sq ft (Excluding Reduced Headroom & Eaves)  
 Cellar = 19.4 sq m / 209 sq ft Reduced Headroom & Eaves = 24.3 sq m / 261 sq ft  
 Total = 328.9 sq m / 3540 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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