



## CROXTED ROAD

Dulwich, SE21







# BEAUTIFULLY PRESENTED DOUBLE-FRONTED HOME

This property perfectly blends period charm with modern fixtures and is presented in immaculate condition, offering over 2,500 sq ft of well-designed accommodation, a stylish and contemporary kitchen and entertaining space, and off-street parking.



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Local Authority: Southwark Council and The Dulwich Estate Scheme of Management

Council Tax band: G

Tenure: Freehold

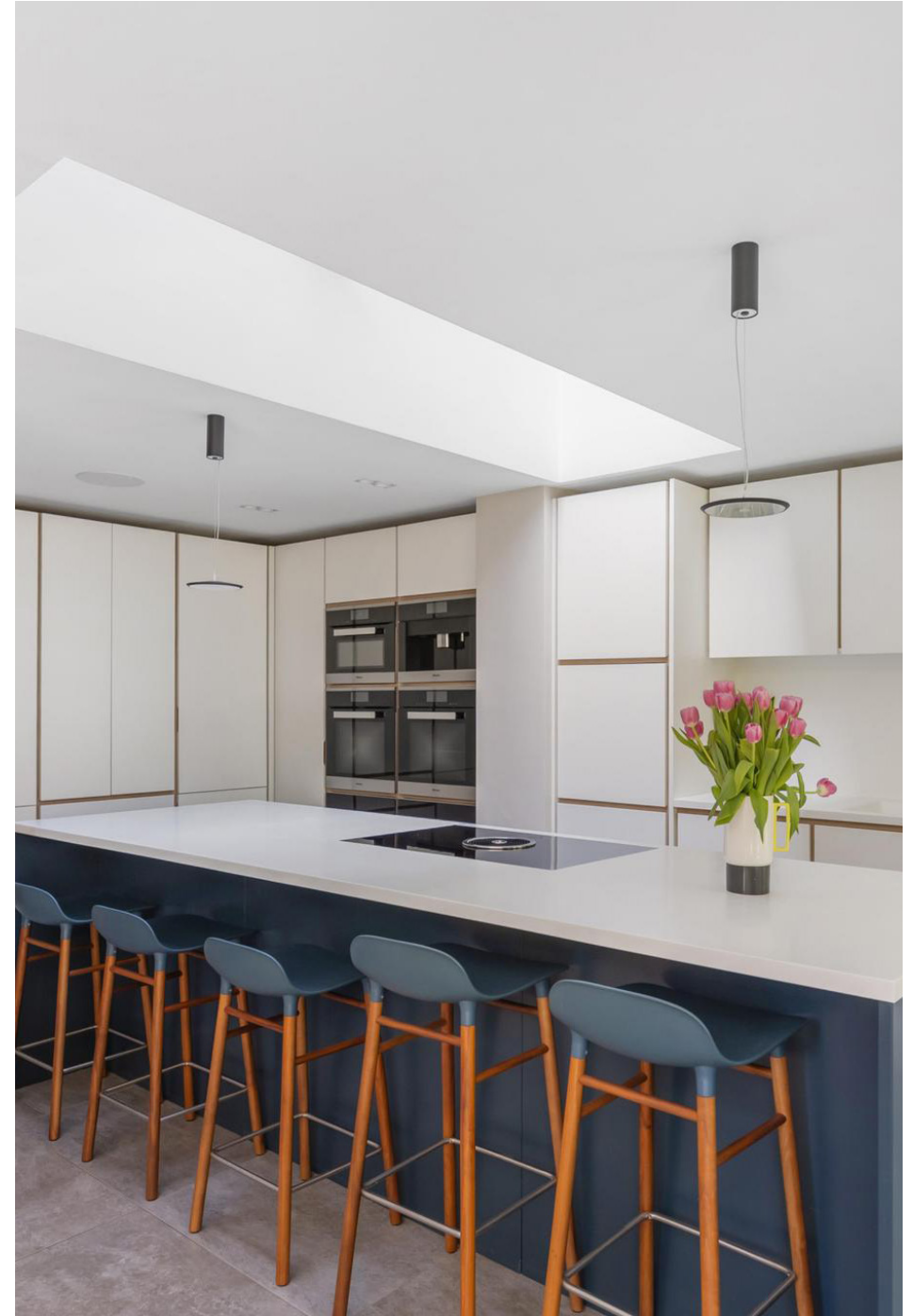
**Guide Price: £2,000,000**



## WELL-DESIGNED FAMILY ACCOMMODATION

Entered from the manicured front garden, the ground floor comprises two stylish reception rooms with intricate cornicing and high ceilings. The principal reception room, complete with wood burning stove, leads via a pocket door to the stunning open-plan kitchen and entertaining space, where bifold corner doors open out to the terrace, seamlessly transitioning from indoor to outdoor living. The private garden provides a large terrace, perfect for outdoor entertaining, a lawned area, well-stocked flower beds and two sheds as well as a barbecue area. This floor also benefits from a handy utility room and a separate WC.

Upstairs on the first floor, a family bathroom services two double bedrooms, one of which is currently being used as a study. The principal suite comprises a lovely bedroom, en suite shower room and dressing room. The second floor has two further spacious double bedrooms with ample eaves storage and a final bathroom.

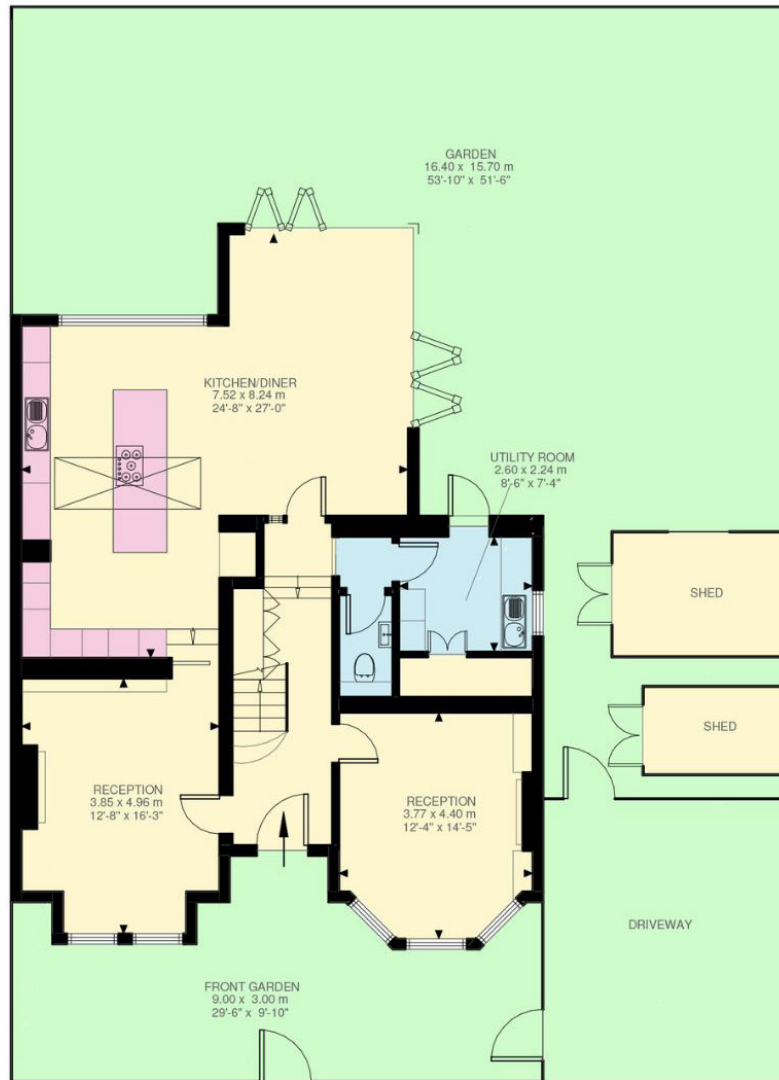




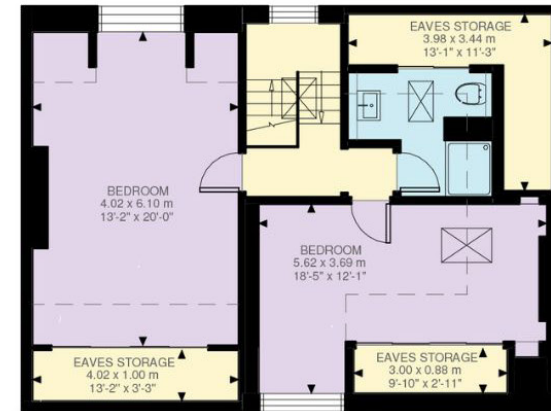








Ground Floor  
1170 ft<sup>2</sup>



Second Floor  
634 ft<sup>2</sup>



First Floor  
765 ft<sup>2</sup>



Approximate Gross Internal Area : 238.62 sq m / 2569 sq ft (Excluding Eaves Storage)  
Eaves Storage = 15.12 sq m / 163 sq ft  
Inclusive Total Area 253.74 sq m / 2731 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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