



CLIVE ROAD

West Dulwich, SE21







# BRIGHT AND MODERN FAMILY HOME

This charming semi-detached property has been thoughtfully renovated throughout, offering well-appointed space across three floors.



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Local Authority: London Borough of Lambeth

Council Tax band: C

Tenure: Freehold

Guide Price: £1,200,000









# CLIVE ROAD

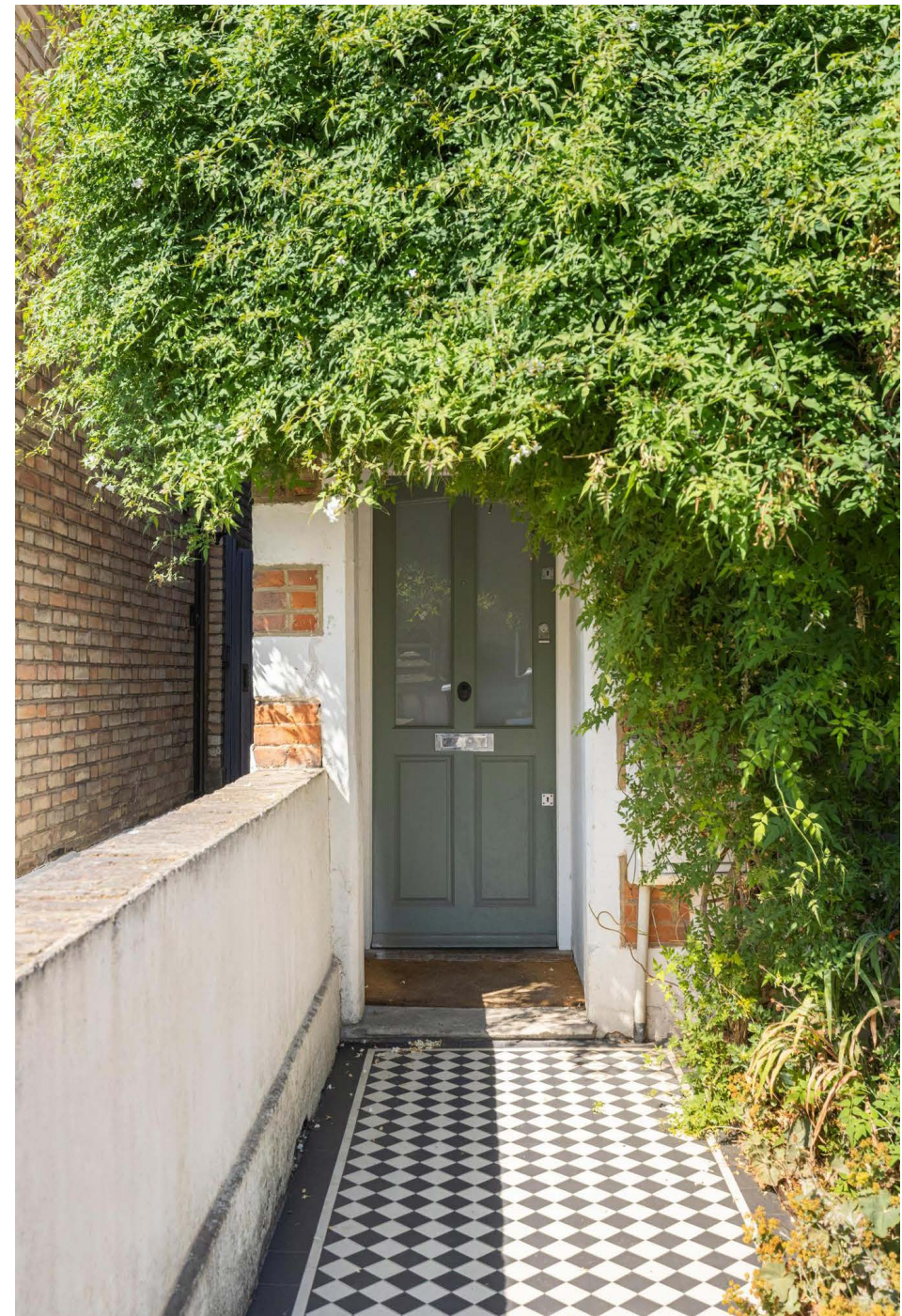
Inside, the bright and airy front reception space benefits from high ceilings, a bay window with Venetian shutters and smooth through-flow to the kitchen, as well as side access to the west-facing garden and a useful under-stair cupboard.

The tiled flooring of the architect-designed kitchen extension expands out onto the patio area, seamlessly transitioning indoor to outdoor living through sliding glass doors.

Outside, a versatile outbuilding at the end of the sunny garden would be perfect as a home office, studio or gym.

On the first floor, three well-proportioned bedrooms are serviced by a family bathroom.

The light-filled principal bedroom with an en suite shower room and eaves storage can be found on the second floor. A fifth bedroom and a convenient utility room complete this level.











## WEST DULWICH

Local amenities in West Dulwich are close at hand to Clive Road, as are the shops and boutiques of West Norwood High Street and Dulwich Village.

Transport links in close proximity include Gipsy Hill (0.6 miles), West Dulwich (0.9 miles) with services to London Victoria, and West Norwood (0.7 miles) offering services to Balham and Clapham Junction. Nearby bus routes from Park Hall Road connect to Brixton and New Cross.

Sought-after independent schools are also close by including Rosemead Prep School, Dulwich Prep & Senior, Oakfield Prep School and Dulwich College. Local State Schools such as Elm Green Primary School and Kingsdale Foundation School are also highly regarded.

All distances are approximate.











Approximate Gross Internal Area : 140.72 sq m / 1515 sq ft (Including outbuilding, excluding eaves storage)  
 Eaves Storage = 5.67 sq m / 61 sq ft Outbuilding = sq m / 83 sq ft  
 Inclusive Total Area = 146.39 sq m / 1576 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)





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