

Croxted Road,
West Dulwich
SE21







This warm family home marries traditional Victorian features with high quality modern and contemporary design. An inviting entrance hall and beautiful stained glass sets the scene. To the front is a spacious family reception room with a large bay window and feature fireplace.

A stunning open plan modern kitchen diner is to the rear offering additional entertaining and living space with dual aspect bi-fold doors on to the terrace and pretty garden beyond. There is also a useful utility space and downstairs shower room.

To the rear of the garden is a large home office / summer house.

Upstairs are four bright and airy bedrooms and a contemporary family bathroom. There is also potential to extend into the loft to create additional bedroom space, subject to the usual consents.

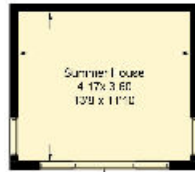




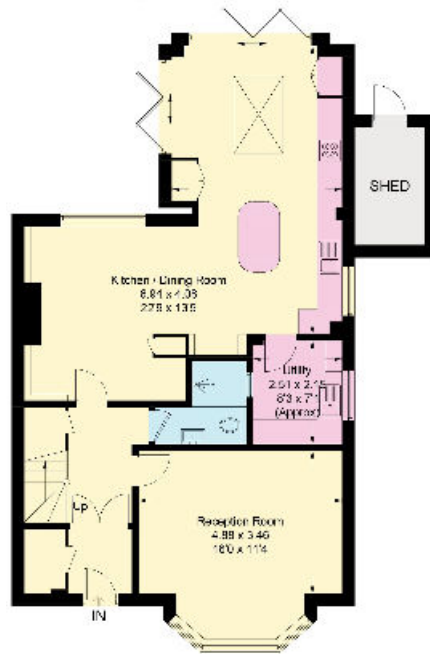


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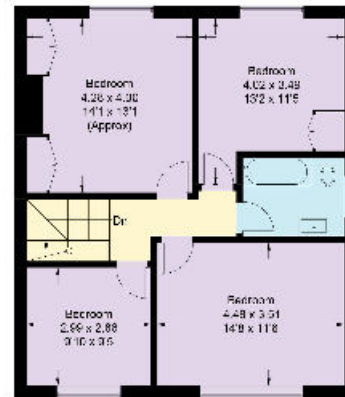
Approximate Gross Internal Area
Ground Floor = 88.8 sq m / 956 sq ft
First Floor = 67.7 sq m / 729 sq ft
Summer House = 14.8 sq m / 160 sq ft
(Excluding Shed)
Total = 171.4 sq m / 1845 sq ft



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



Ground Floor



First Floor

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We would be delighted to tell you more.

The Dulwich Sales team
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Location

The property is located on the pretty tree-lined Croxted Road. 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 as Dulwich College and Dulwich Prep London.

All distances are approximate.

Tenure

Freehold

Guide price

The guide price is available on request

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 August 2020. Photographs and videos dated August 2020.

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