



Croxted Road, SE21
£1,499,950

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In general

- A substantial Victorian family house for sale
- Upgraded and modernised to a high standard
- Four double bedrooms, two bathrooms
- 25' double reception room
- Large kitchen/breakfast room, cellar
- Lovely 78' South-West facing rear garden
- Very well presented throughout
- Potential for further extension (subject to planning consents)
- Central location close to schools and transport links

In detail

A substantial Victorian family house for sale conveniently located in close proximity to both Dulwich Village and Herne Hill.

The property has been upgraded and modernised to a high standard and is presented in particularly attractive decorative order throughout. With a gross internal area of 1,798 sq ft the property offers spacious accommodation over three floors comprising four double bedrooms, two bathrooms, 25' double reception room, large kitchen/breakfast room and cellar providing excellent storage space. French doors from the kitchen open onto a lovely, mature 78' south-west facing garden. There is a loft providing substantial storage. The property also offers excellent potential for further extension into the loft space and into the side return area on the ground floor (subject to planning consents).

Dulwich Village is just a short distance away with its excellent schools, cafes, restaurants and popular park. The Rosendale Primary School is located very close-by in Turney Road. Nearby Herne Hill centre offers a variety of shopping and leisure facilities and the popular Brockwell Park and Lido. Excellent rail links to central London run from North Dulwich (London Bridge), Herne Hill (Victoria / Blackfriars) and West Dulwich (Victoria / Blackfriars). Bus services to central London run along Croxted Road.

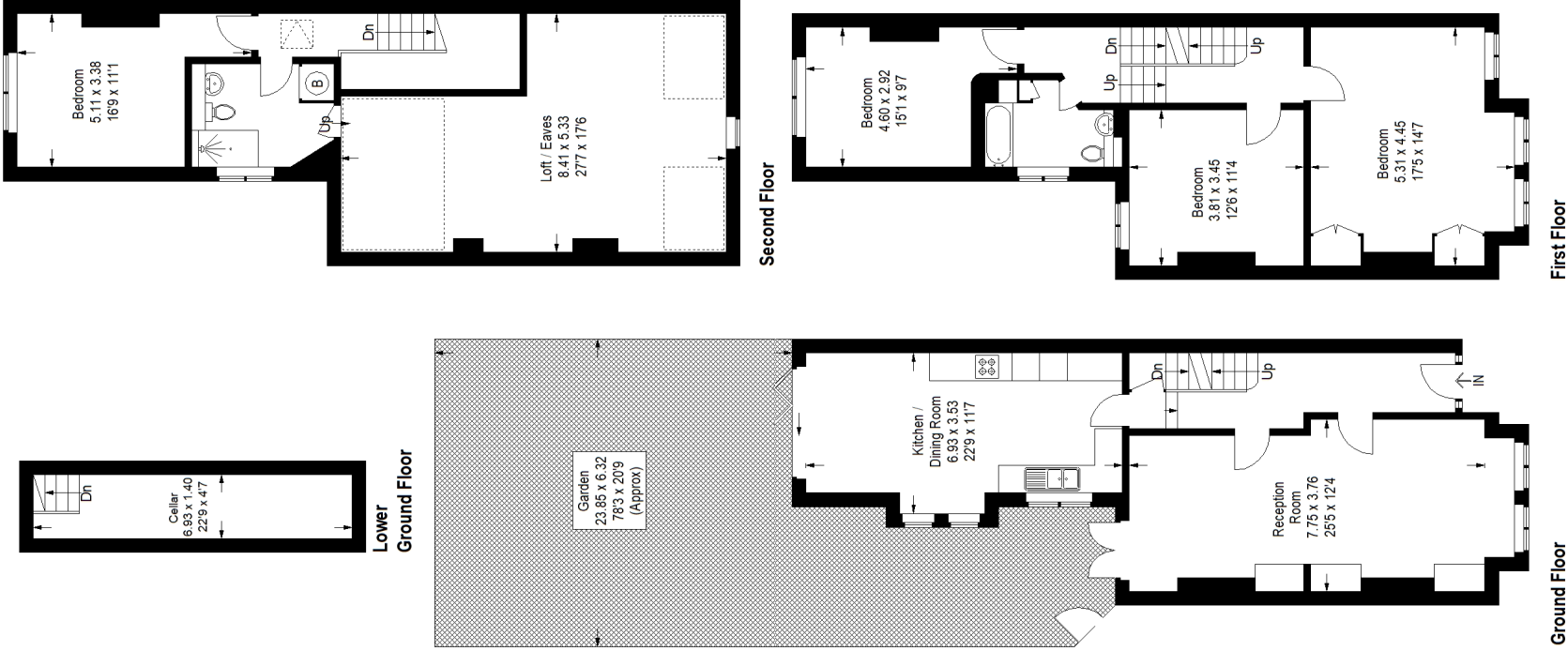
An internal viewing of this excellent family house is advised.

EPC: D | Council Tax Band: F



Floorplan

Croxted Road, SE21
Approximate Gross Internal Area
(Excluding Loft / Eaves)
167.1 sq m / 1798 sq ft



--- = Reduced headroom below 1.5 m / 5'0"

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 These plans are for representation purposes only as defined by RICS - Code of Measuring Practice.
 Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions,
 shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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