



Croxted Road, SE21 | Guide Price £1,250,000

02087028111

dulwichvillage@pedderproperty.com

pedder
We live local



In General

- A double fronted Victorian family house
- Five bedrooms
- Three reception rooms
- Two bathrooms
- Kitchen/breakfast room, utility room
- 75' rear garden
- Well located for access to Dulwich Village and Herne Hill
- Requires renovation and modernisation throughout
- Offered with no onward chain

In Detail

A double fronted five bedroom Victorian family house for sale conveniently located in Croxted Road, SE21 in close proximity to Dulwich Village and Herne Hill.

The accommodation is arranged over two floors and comprises on the ground floor three reception rooms, kitchen/breakfast room, utility room and shower room. On the first floor there are five bedrooms, a bathroom and a separate WC. Externally to the rear there is a 75' garden. There is also scope for further extension subject to planning consents. The property will require renovation and modernisation throughout but offers an incoming buyer an excellent opportunity to create their ideal family home.

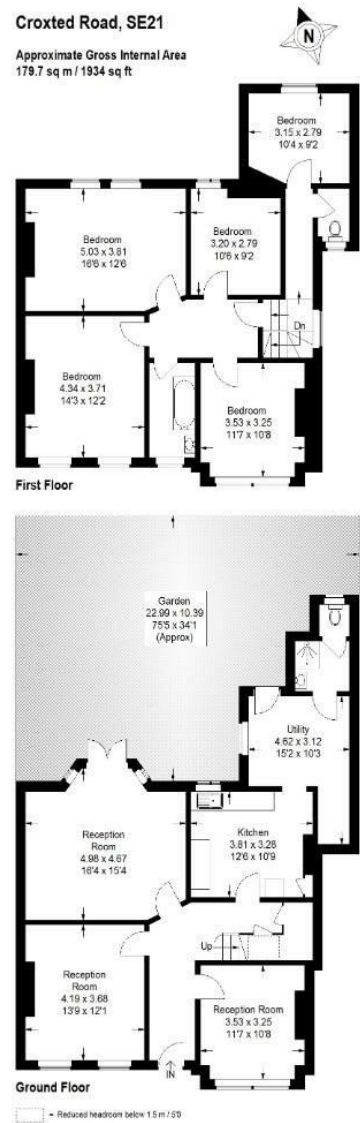
Both Dulwich Village and Herne Hill are close with their range of charming independent shops, cafes and restaurants. Nearby Dulwich Park, Dulwich and Sydenham Woods, Belair Park and Brockwell Park offer beautiful green spaces. The property is also well-positioned for top rated state and independent schools, including Rosendale Road Primary School, Dulwich College, James Allen's Girls School and Alceyn's School. There are excellent connections to central London from nearby West Dulwich (Victoria/Blackfriars), Herne Hill (Victoria, Blackfriars, City Thameslink, Kings Cross/St Pancras) and North Dulwich (London Bridge). There are also bus routes to central London running along Croxted Road.

The property is offered with no onward chain.

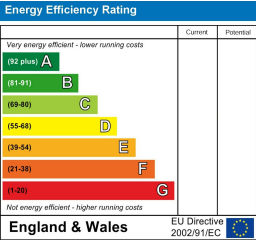
EPC: E | Council Tax Band: F



Floorplan



Copyright www.pedderproperty.com © 2025
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.



Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.