



123 Clive Road, West Dulwich, London, SE21 8DF

£1,250,000



Carnegie

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Handside House, Handside Lane,
Welwyn Garden City, Herts AL8 6TA

123 Clive Road, West Dulwich, London, SE21 8DF

A beautifully presented four-bedroom family home, thoughtfully arranged over three floors, situated on a highly desirable residential street in West Dulwich. This charming property offers generous living space and an elegant interior, creating a warm and inviting atmosphere from the moment you step inside. The ground floor features a welcoming double reception room, ideal for entertaining or relaxing, along with a convenient guest WC. The first floor comprises bright and spacious bedrooms, including a master bedroom with fitted wardrobes, two further bedrooms, and a large family bathroom. The top floor boasts a generous fourth bedroom with an en-suite shower room, flooded with natural light. With its charming features and practical layout, it is sure to appeal to all.

The property has a west-facing garden, which invites plenty of natural light. It also has off-street parking with a driveway which adds to the convenience, making it easy to come and go without the hassle of searching for parking.

This delightful home presents a wonderful opportunity for those looking to settle in a vibrant and welcoming neighbourhood. Clive Road is a sought-after location, known for its friendly community and proximity to local amenities. Residents can enjoy easy access to shops, parks, and excellent transport links, making it a perfect spot for families and professionals alike. Nearby West Dulwich train station offers excellent transport links to the city, with direct trains to London Victoria and Blackfriars. Local schools are outstanding, with sought after Elm Wood primary and Kingsdale Foundation Secondary within short walking distance. Well known independent schools such as Dulwich College and DPS for boys, and mixed/girls' schools including Rosemead, and Alleyns Oakfield Schools, also within easy reach.

Reception Room 27'11" x 9'3" (8.53 x 2.82)

Kitchen 20'6" x 10'2" (6.27 x 3.10)

Master Bedroom 14'7" x 12'4" (4.45 x 3.78)

Bedroom 2 12'4" x 9'3" (3.76 x 2.82)

Bedroom 3 13'3" x 10'0" (4.04 x 3.05)

Bedroom 4 18'6" x 11'8" (5.66 x 3.56)



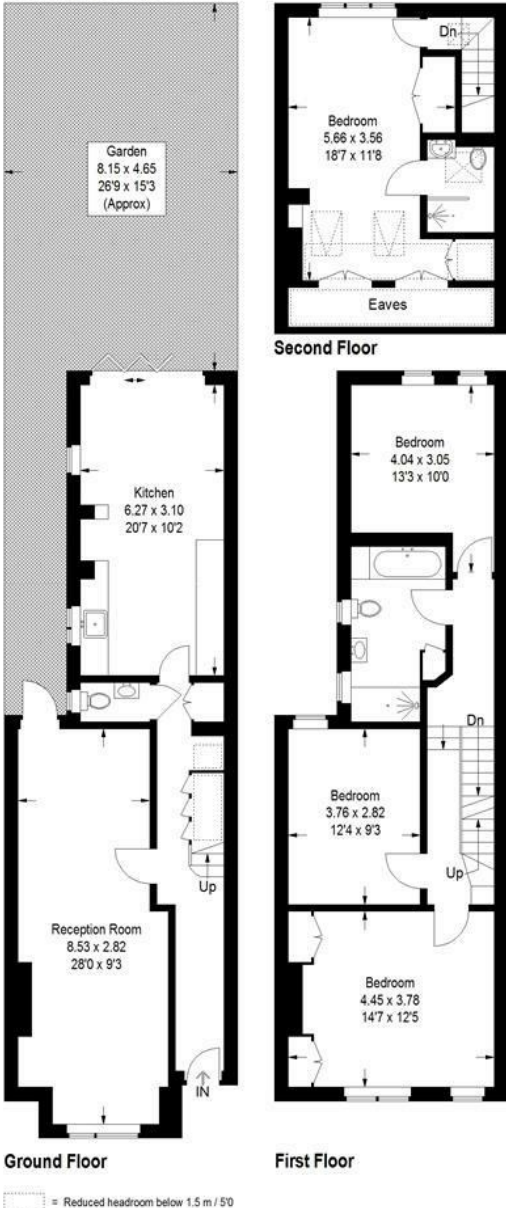
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Company incorporated in England No. 4713968
VAT No. 745 8368 91

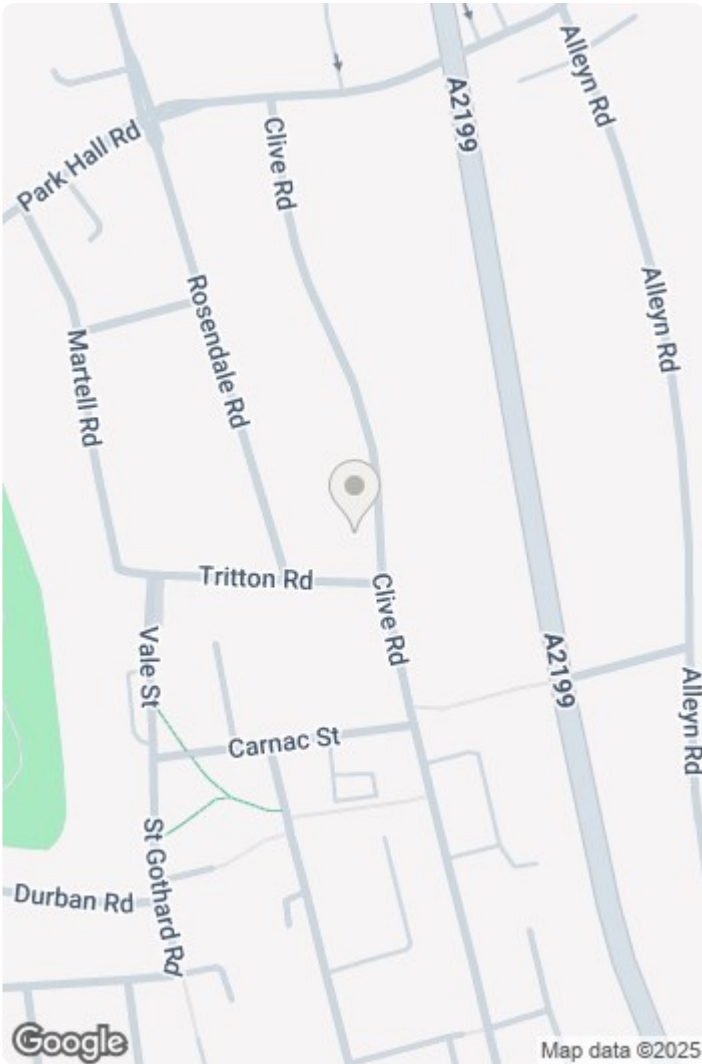


Clive Road, SE21

Approximate Gross Internal Area
(Excluding Eaves)
142.9 sq m / 1538 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. (ID1250123)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	67	80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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