



## HEXHAM ROAD




West Dulwich, SE27





## A WONDERFUL FAMILY HOME LOCATED IN WEST DULWICH

This charming, three to four bedroom terraced house is located on a serene residential road, has excellent transport links nearby and offers over 1,400 sq ft of well-proportioned accommodation.

			EPC
3-4	2	2	TBC

Local Authority: Lambeth Council  
Council Tax band: E  
Tenure: Freehold

Guide Price: £1,000,000





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The ground floor comprises a bright, double reception area and a conservatory with a storage cupboard, leading into the north-east facing garden with two patio areas and plenty shrubbery. The kitchen and a separate WC complete this floor. On the first floor, there are two well-proportioned double bedrooms, one with a statement fireplace and the other with bright, bay windows, and a third bedroom currently used as a study. These rooms are serviced by a family bathroom and a storage cupboard. Upstairs on the second floor, a final double bedroom is serviced by a second bathroom with a shower.

Particularly well located for transport links, three railway stations are in close proximity: Tulse Hill offering services to London Blackfriars and London Bridge, West Dulwich has services to London Victoria and West Norwood offers services to Balham and Clapham Junction. The independent shops of Rosendale Road and West Dulwich are a short distance away, as is bustling West Norwood High Street.



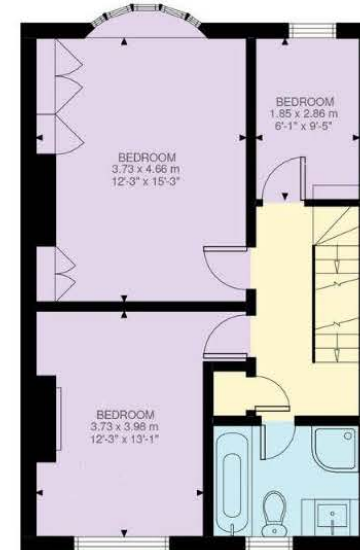




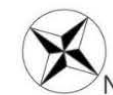
Ground Floor  
671 ft²



Second Floor  
228 ft²



First Floor  
555 ft²



Approximate Gross Internal Area = 135.03 sq m / 1453 sq ft (Excluding Eaves Storage)  
Eaves Storage = 18.96 sq m / 204 sq ft  
Inclusive Total Area = 153.99 sq m / 1658 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)

We would be delighted  
to tell you more.

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