



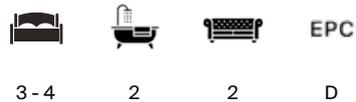
HEXHAM ROAD

West Dulwich, SE27



A WONDERFUL FAMILY HOME LOCATED IN WEST DULWICH

This wonderful, chain-free family home in West Dulwich offers over
1,453 sq ft of well-proportioned accommodation.



Local Authority: London Borough of Lambeth

Council Tax band: E

Tenure: Freehold

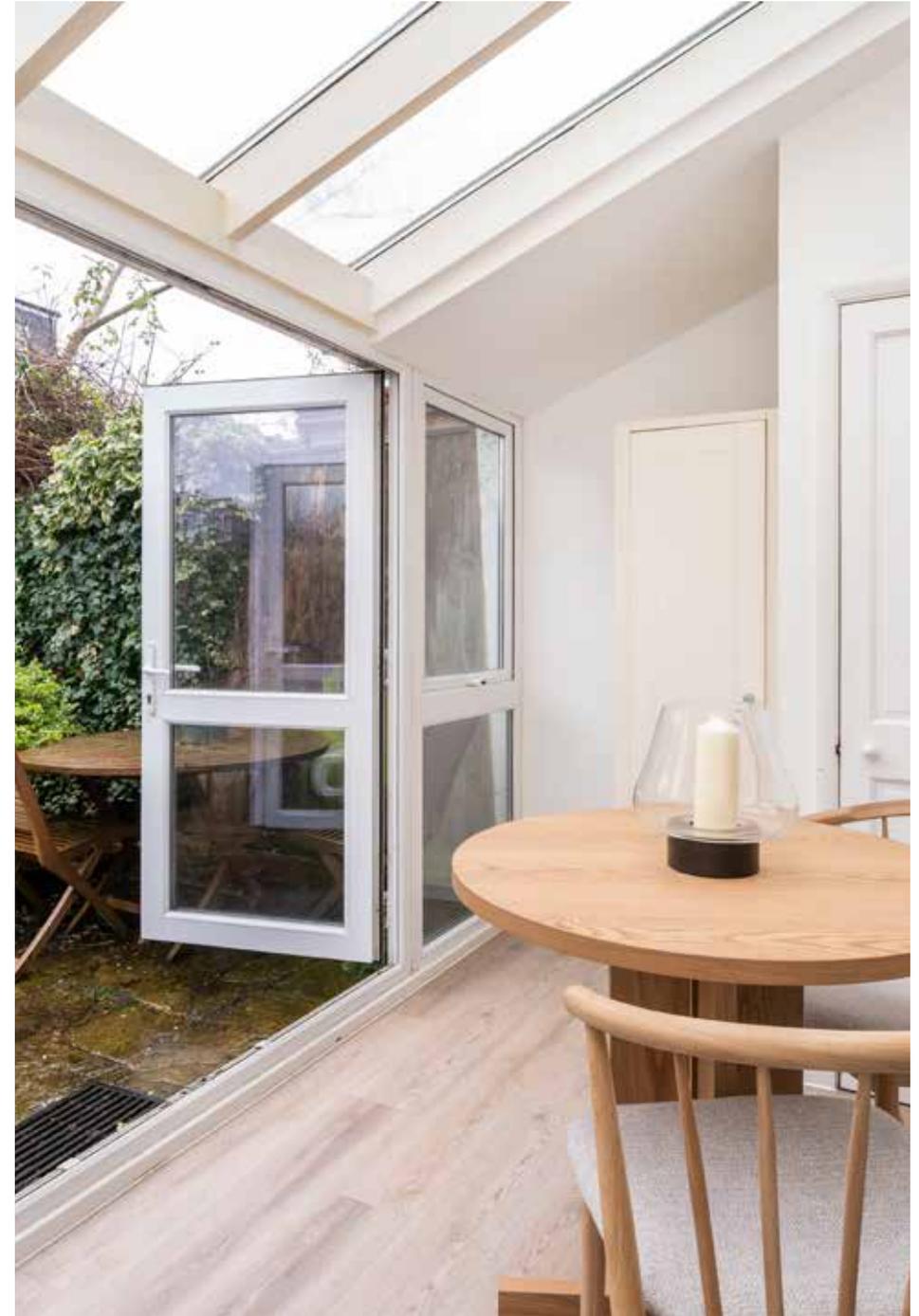
Guide price: £900,000

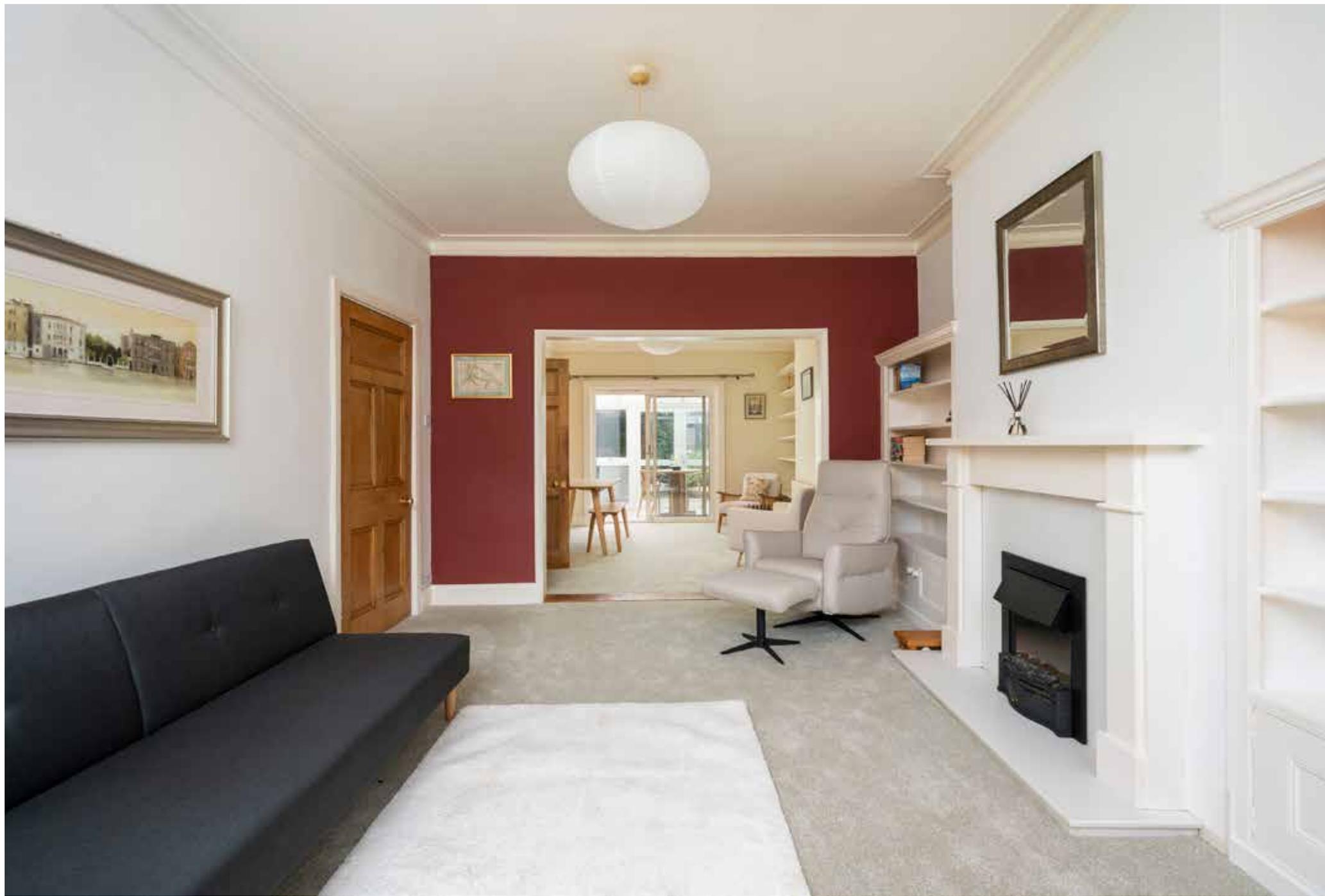


HEXHAM ROAD

This charming, three to four bedroom terraced house is located on a serene residential road and has excellent transport links nearby.

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 with a separate bath and shower and a storage cupboard.

Upstairs on the second floor, a final double bedroom is serviced by a second bathroom with a shower. Plenty of eaves storage is also available on this floor.



THE LOCATION

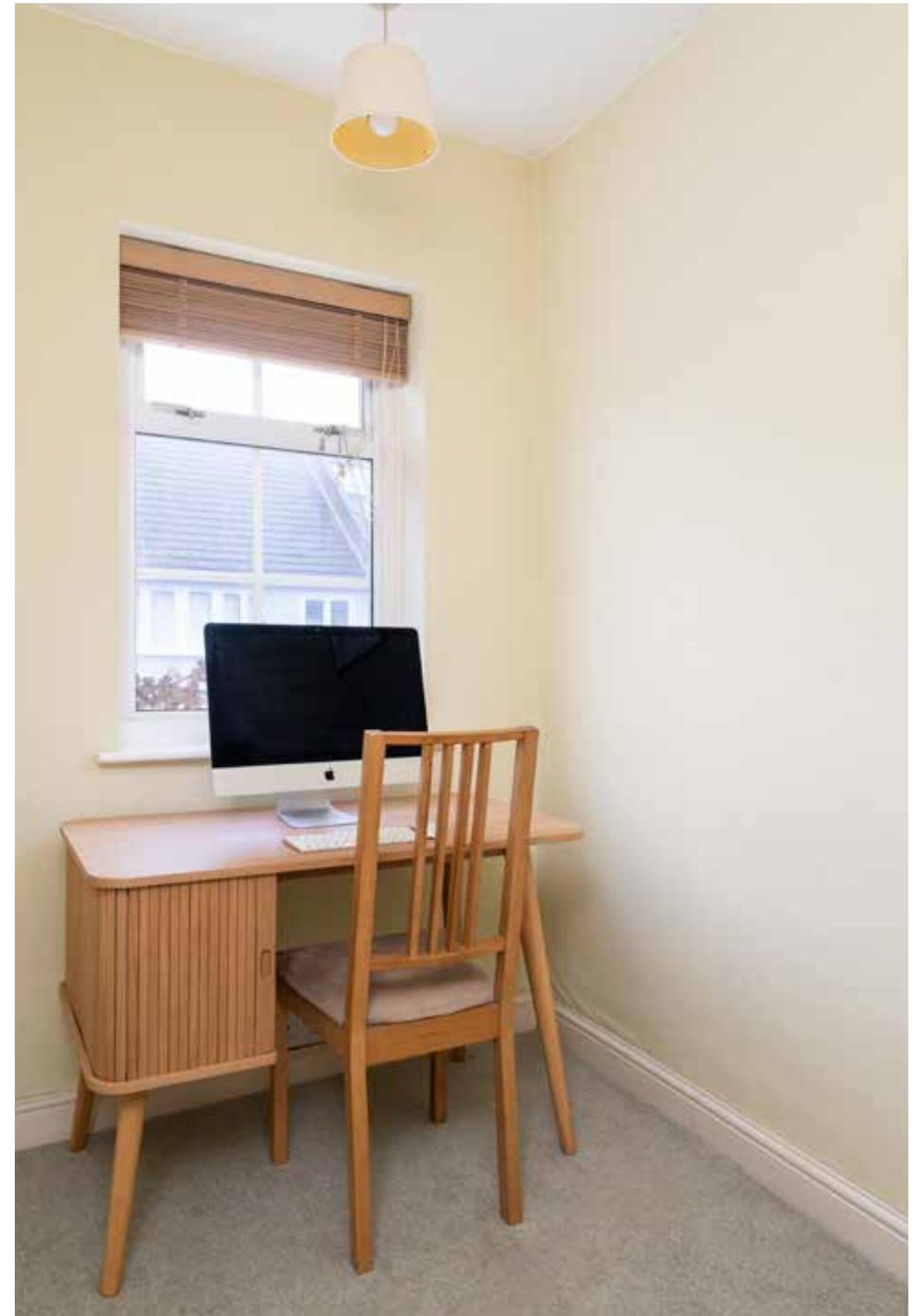
Particularly well located for transport links, Hexham Road is a quiet residential street on the border of West Dulwich and West Norwood.

Three railway stations are in close proximity: Tulse Hill (0.6 miles) offering services to London Blackfriars and London Bridge, West Dulwich (0.6 miles) has services to London Victoria and West Norwood (0.6 miles) offers services to Balham and Clapham Junction.

Sought-after independent schools are also close by including Rosemead Prep School, Dulwich Prep London, Oakfield Prep School and Dulwich College.

The independent shops of Rosendale Road and West Dulwich are a short distance away, as is bustling West Norwood High Street and the Picturehouse cinema.

All distances are approximate.







Hexham Road, SE27

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



Ground Floor
671 ft²



Second Floor
228 ft²



First Floor
555 ft²

Approximate Gross Internal Area = 134.99 - 154.03 sq m / 1,453 sq ft (Excluding Eaves Storage)
 Eaves Storage = 18.96 sq m / 204 sq ft
 Inclusive Total Area = 153.99 sq m / 1,658 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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