



South Croxted Road, SE21
£1,200,000

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In general

- A substantial semi-detached Victorian family house
- Spacious accommodation - 2380 sq ft (including loft room)
- Four bedrooms, family bathroom
- Two reception rooms
- Study, conservatory
- Spacious 21' x 20' loft room
- Cellar, downstairs cloakroom, side storage area
- Potential to extend (subject to planning consents)
- Well presented throughout
- Popular location close to transport links
- Offered with no onward chain

In detail

A substantial semi-detached Victorian family house located on this treelined road in Dulwich.

The property is presented in attractive decorative order and with a gross internal area of 2380 sq ft (including loft room) offers spacious accommodation comprising four bedrooms, two reception rooms, kitchen/breakfast room, study, conservatory, family bathroom, downstairs cloakroom, cellar, side storage area and large 21' x 20' loft room. Externally to the rear there is 38' south facing garden. The property also offers potential for further development both into the loft room and also the side return area on the ground floor (subject to planning consents).

Dulwich Village, West Dulwich and Crystal Palace are easily accessible with numerous shops, boutiques, cafes and restaurants. The popular Dulwich Park, Belair Park and Dulwich Picture Gallery are close by. The property is also well placed for OFSTED 'outstanding' primary and secondary state schools as well the renowned independent schools including James Allen's Girls School, Alleyn's School and Dulwich College. Rail links to central London are from nearby Gipsy Hill (London Bridge and Victoria), West Dulwich London Victoria and Blackfriars).

The property is offered with no onward chain.

EPC: F | Council Tax: F



Floorplan

South Croxted Road, SE21

Approximate Gross Internal Area

Cellar = 12.6 sq m / 136 sq ft

Ground Floor = 107.3 sq m / 1155 sq ft

First Floor (Excluding Void) = 69.9 sq m / 752 sq ft

Loft (Excluding Eaves) = 31.3 sq m / 337 sq ft

Total = 221.1 sq m / 2380 sq ft

 = Reduced headroom below 1.5 m / 5'0"



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. (ID1042985)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E		
21-38	F	33 F	
1-20	G		

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