



Chalford Road, SE21
Guide £800,000 - £850,000

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In general

- A stunning Victorian cottage for sale situated on this very popular residential road in Dulwich, SE21
- Extended, upgraded and modernised to an extremely high standard
- Master bedroom with en-suite shower room
- Two further double bedrooms, second bathroom
- Lovely rear balcony with space for table and chairs (accessed from one of the first floor double bedrooms)
- Modern intergrated kitchen/breakfast room open-plan to;
- Spacious reception room
- Private and secluded landscaped rear garden
- Beautifully presented throughout
- Popular location

In detail

A stunning Victorian cottage for sale situated on this very popular residential road in Dulwich, SE21.

The property has been extended, upgraded and modernised by the current owner to an extremely high standard creating a beautifully presented family home. The accommodation is arranged over three floors and comprises on the second floor a master bedroom with en-suite shower room. On the first floor there are two further double bedrooms one of which has direct access to a balcony where there is space for a table and chairs. There is also a lovely second bathroom which also has a separate shower cubicle. On the ground floor there is a modern integrated kitchen with breakfast area which is open-plan to a spacious living area. Externally to the rear there is a lovely, private landscaped garden.

Chalford Road is well located within easy reach of West Dulwich and Dulwich Village with their numerous parks, outstanding schools, shops and restaurants. Crystal Palace is also close by offering numerous shopping and leisure facilities. Local shops can be found in nearby Gipsy Road and Park Hall Road. Excellent rail links to central London are from nearby West Dulwich (Victoria/Blackfriars), Gipsy Hill (London Bridge/Victoria) and Tulse Hill (London Bridge/Blackfriars via Thameslink).

Internal viewing of this outstanding period property is highly recommended.

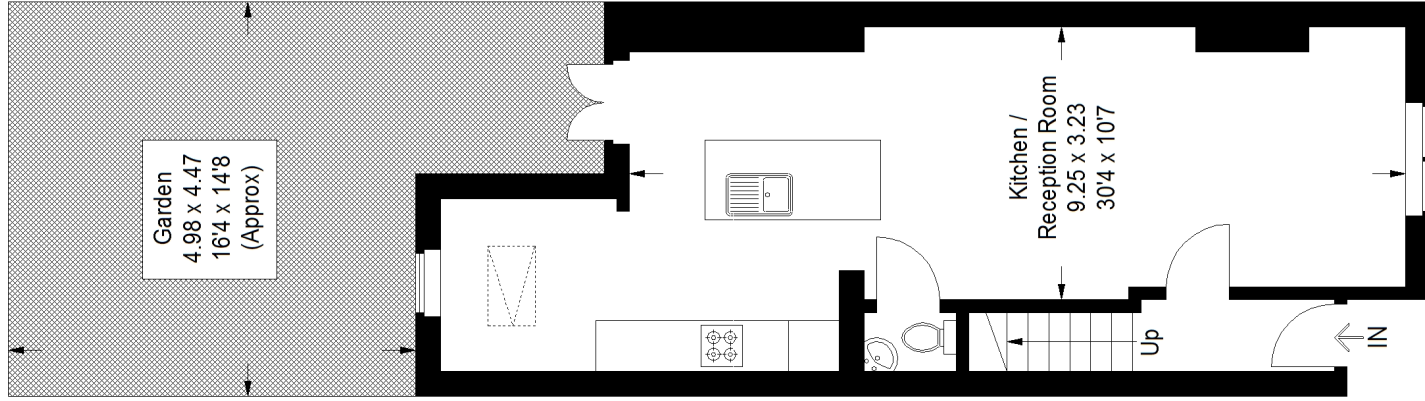
EPC: C | Council Tax Band D



Floorplan

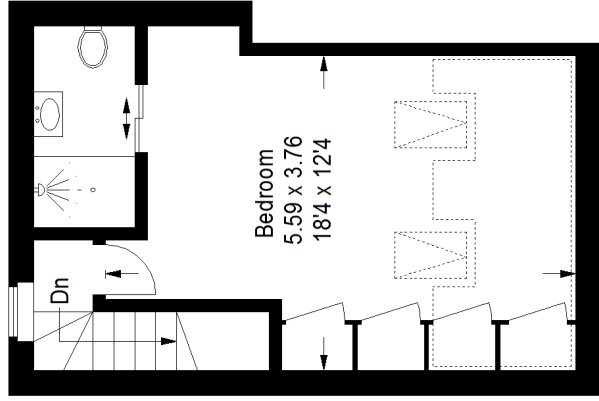
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Approximate Gross Internal Area
 Ground Floor = 41.9 sq m / 451 sq ft
 First Floor = 33.5 sq m / 361 sq ft
 Second Floor = 25.1 sq m / 270 sq ft
 Total = 100.5 sq m / 1082 sq ft

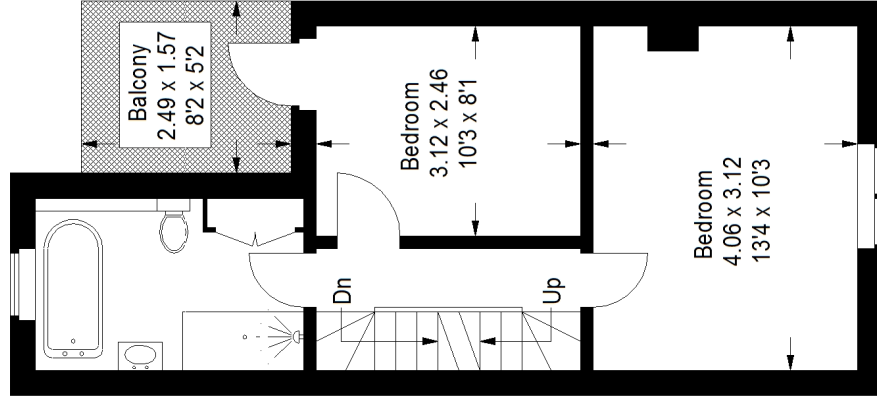


Ground Floor

= Reduced headroom below 1.5 m / 5'0"



Second Floor



First Floor

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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