



Crouchmans Close, SE26
£699,950

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In general

- A modern two storey house
- Three bedrooms, study/bedroom four
- 29' open-plan lounge/dining room
- Kitchen, bathroom
- Separate WC
- Garage situated en-bloc
- Attractive patio garden, access beyond into Dulwich Woods
- Popular residential cul-de-sac
- Requires modernisation
- Offered with no onward chain

In detail

A modern two storey house for sale situated in this popular residential cul-de-sac set back from Sydenham Hill.

The property has accommodation comprising three bedrooms, study/bedroom four, spacious 29' x 14' open-plan lounge/dining room, kitchen, bathroom and separate WC. Externally to the rear there is a secluded patio garden which in turn gives direct access into Dulwich Woods. There is also a further enclosed patio area to the front of the house and a garage situated en-bloc. (The garage is held on a separate leasehold title with 42 years remaining).

The property occupies an elevated position and offers views over Dulwich Woods and beyond towards central London. Crouchmans Close is well located for access to Dulwich Village, East Dulwich and Crystal Palace which offer a wide variety of shopping and leisure facilities, numerous excellent schools and popular parks. Rail links to central London are from nearby Sydenham Hill (London Victoria/London Blackfriars), Crystal Palace (London Bridge/London Victoria) and Sydenham (London Bridge/Thameslink).

The property does require modernisation throughout but gives an incoming buyer an excellent opportunity to create their ideal family home. Offered with no onward chain.

EPC: G | Council Tax Band: TBC



Floorplan

Crouchmans Close, SE26

Approximate Gross Internal Area

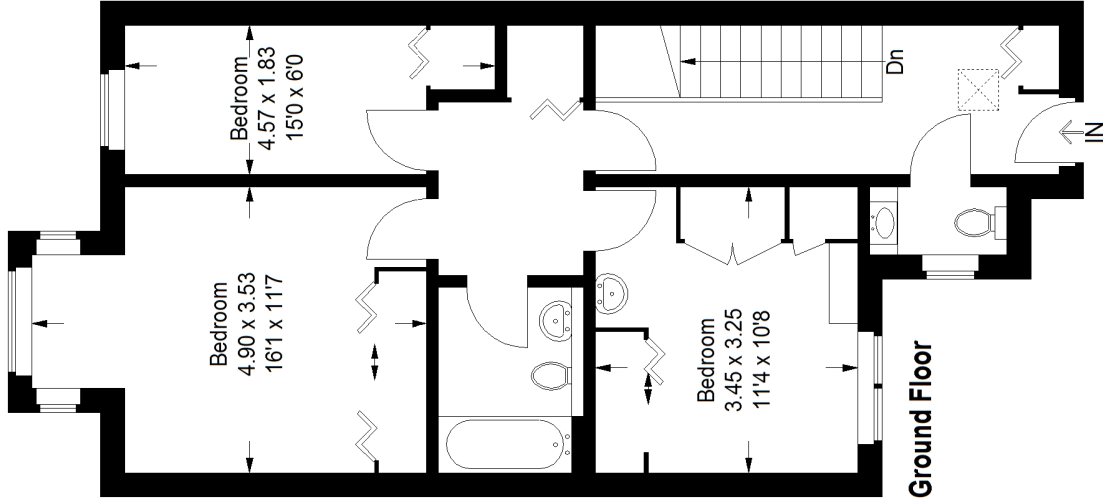
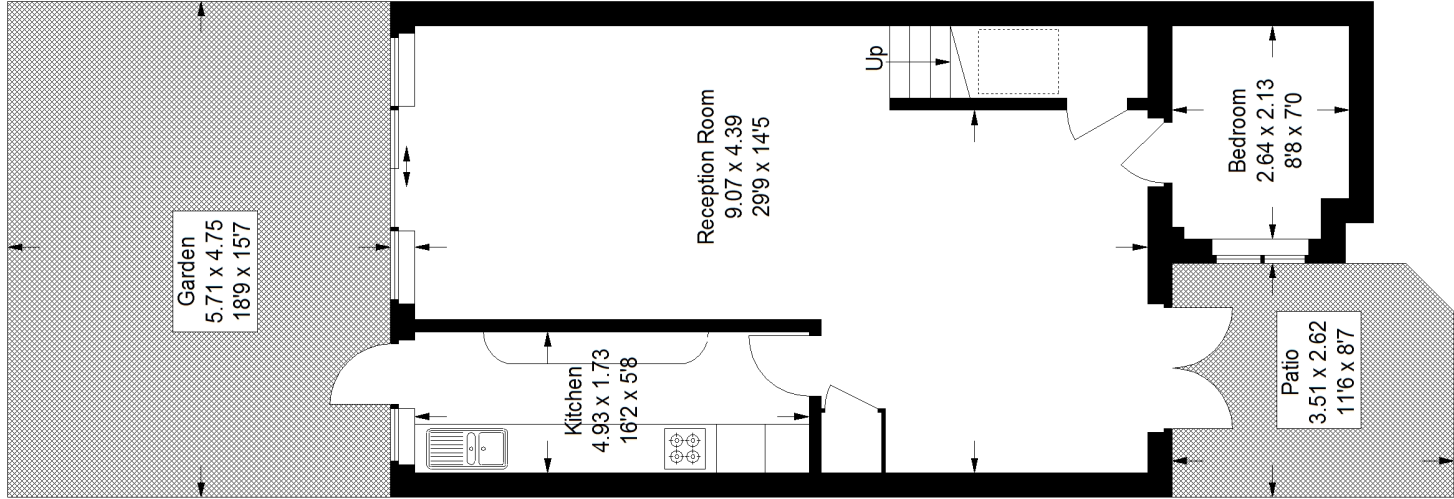
Basement = 57.8 sq m / 622 sq ft

Ground Floor = 59.1 sq m / 636 sq ft

Total = 116.9 sq m / 1258 sq ft



□ = Reduced headroom below 1.5 m / 5'0"



Basement

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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		
69-80	C		
55-68	D		56 D
39-54	E		
21-38	F		
1-20	G	14 G	

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