



Coney Acre, SE21
£950,000

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In general

- A detached bungalow for sale located in a much sought after residential road in close proximity to Dulwich Village.
- Upgraded and modernised to an extremely high standard
- 4 bedrooms
- Lounge/dining room open-plan to a re-fitted kitchen
- Re-fitted bathroom, separate WC
- Attractive and secluded patio garden and additional courtyard
- Garage and driveway
- Beautifully presented throughout
- Highly sought after location

In detail

An opportunity to purchase this detached bungalow located in a much sought-after residential road in close proximity to Dulwich Village.

The property has recently been upgraded and modernised by the current owner to an extremely high standard creating a beautifully presented interior. The accommodation comprises 3 bedrooms, 4th bedroom/study, large lounge/dining room open-plan to a re-fitted kitchen, modern bathroom and separate WC. Externally to the rear there is an attractive and secluded patio garden and an additional courtyard area accessed from the inner hall. There is also a single garage and a driveway situated to the side of the house.

Dulwich Village is close by with its outstanding schools, parks, cafes, restaurants, Picture Gallery and golf course. The nearest railway stations are West Dulwich, (Victoria, Blackfriars), North Dulwich (London Bridge) and Tulse Hill (London Bridge Thameslink).

Bungalows located in this popular development rarely come to the market and early viewing is therefore advised.

EPC: E | Council Tax Band: E | Freehold



Floorplan

Coney Acre, SE21

Approximate Gross Internal Area

102.7 sq m / 1105 sq ft

Garage = 16.2 sq m / 174 sq ft

Total = 118.9 sq m / 1279 sq ft



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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		80 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

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