



Tulsemere Road, SE27
Guide Price - £950,000

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In general

- A very attractive family house
- Extended, upgraded and modernised to an extremely high standard
- 4 bedrooms (3 doubles and a single)
- 2 bathrooms (recently re-fitted)
- Front reception room
- Fitted kitchen open-plan to a dining room
- Delightful 40' rear garden
- Beautifully presented throughout
- Highly sought-after location
- Convenient for schools and transport links

In detail

A very attractive family house for sale located on this popular residential road on the border of West Dulwich and West Norwood.

The property has been extended, upgraded and modernised by the current owners to an extremely high standard creating a beautifully presented interior. The accommodation is arranged over 3 floors and on the ground floor there is a front reception room and a lovely open-plan kitchen/dining room, the 1st floor has 3 bedrooms (2 good size doubles and a single) and a bathroom and the second floor has a large double bedroom and a second bathroom. Externally to the rear there is a lovely 40ft garden.

The property is well located for access to West Dulwich and Dulwich Village with their outstanding schools, popular parks, cafes and restaurants. Nearby West Norwood High Street offers a wide variety of shopping facilities. Rail links to central London are from nearby West Dulwich (Victoria / Blackfriars), Tulse Hill (London Bridge/Blackfriars) and West Norwood (London Bridge/Victoria).

An internal viewing of this lovely property is advised.

EPC: D | Council Tax Band E

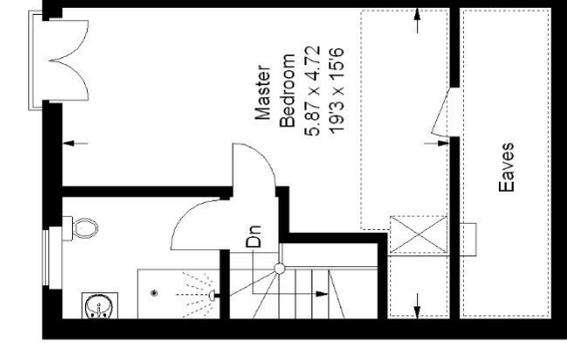


Floorplan

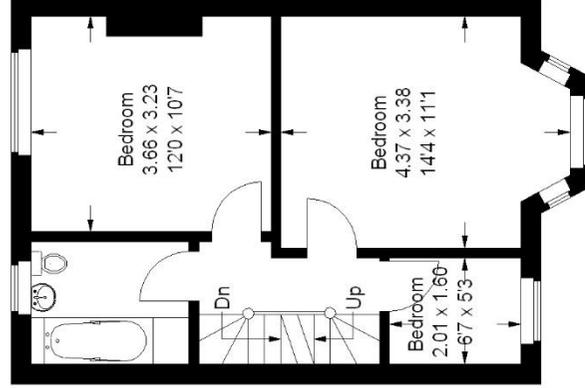
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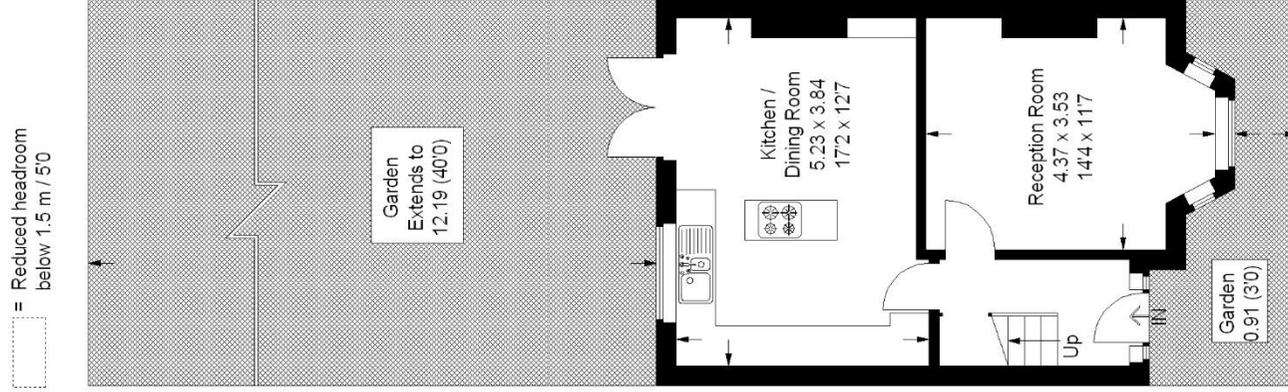
Approximate Gross Internal Area
Ground Floor = 39.9 sq m / 429 sq ft
First Floor = 40.4 sq m / 435 sq ft
Second Floor (Excluding Eaves)
28.0 sq m / 301 sq ft
Total = 108.3 sq m / 1165 sq ft



Second Floor



First Floor



Ground Floor

= Reduced headroom
 below 1.5 m / 5'0"

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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