



Tulsemere Road, SE27
Guide Price - £950,000

020 8702 8111
pedderproperty.com

pedder



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

Tulsemere Road, SE27



Approximate Gross Internal Area

Ground Floor = 39.9 sq m / 429 sq ft

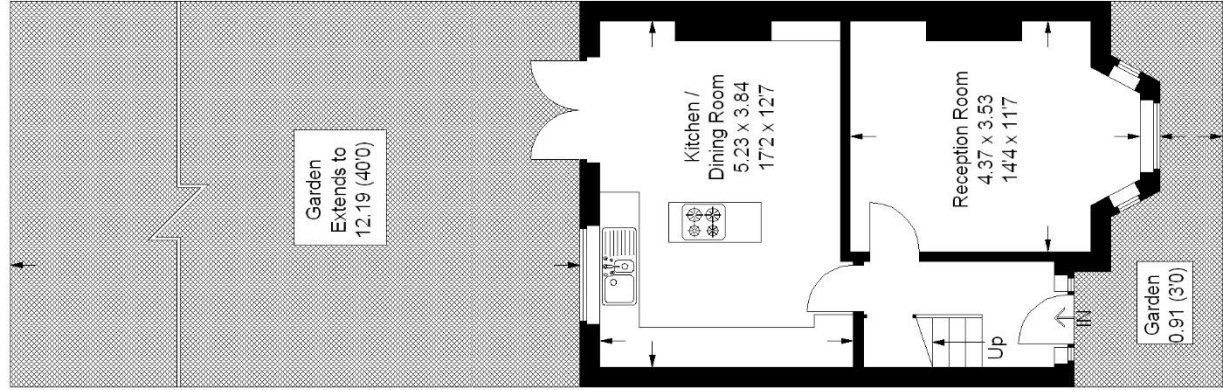
First Floor = 40.4 sq m / 435 sq ft

Second Floor (Excluding Eaves)

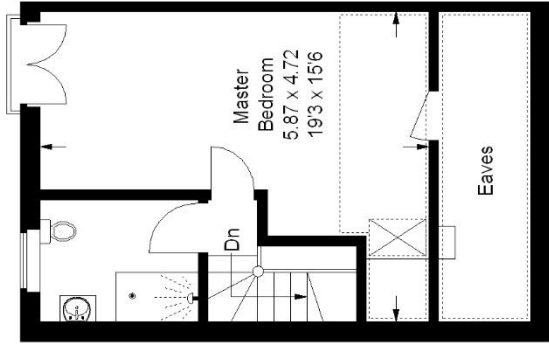
28.0 sq m / 301 sq ft

Total = 108.3 sq m / 1165 sq ft

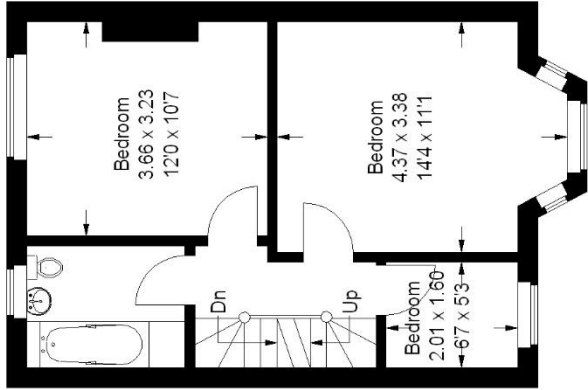
 = Reduced headroom
below 1.5 m / 5'0"



Ground Floor



Second Floor



First Floor

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		

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.