



Acacia Grove, SE21  
Guide Price - £1,100,000

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# In general

- A modern semi-detached house for sale located on this much sought after residential road in close proximity to West Dulwich and Dulwich Village.
- 3 bedrooms, nursery/bedroom 4
- 2 reception rooms
- Kitchen, study, downstairs cloakroom
- Bathroom, separate WC
- Single integral garage
- Lovely 42' south facing garden
- Front drive providing off street parking
- Excellent opportunity for an incoming buyer to create their ideal family home
- Highly sought after residential road, no onward chain

# In detail

A modern semi-detached house for sale located on this much sought-after residential road in close proximity to West Dulwich and Dulwich Village.

The property offers spacious and flexible accommodation currently arranged over 2 floors comprising 3 bedrooms, nursery/bedroom 4, 2 reception rooms, study, fitted kitchen, bathroom, separate WC, integral single garage and downstairs cloakroom. Externally to the rear there is a lovely secluded south facing garden measuring 42'. To the front there is a driveway providing off street parking and access to the garage. There is also a spacious side return area which is partially covered.

The property is well located for access to nearby West Dulwich and Dulwich Village with their outstanding schools, parks, numerous cafes, shops and restaurants. The nearest railway stations are West Dulwich, (Victoria, Blackfriars) and Tulse Hill (London Bridge Thameslink). Bus services to central London run along nearby Croxted Road.

Although some cosmetic updating will be required, the property offers an incoming buyer and excellent opportunity to create their ideal family home. The property may also offer potential for further extension (subject to planning consents).

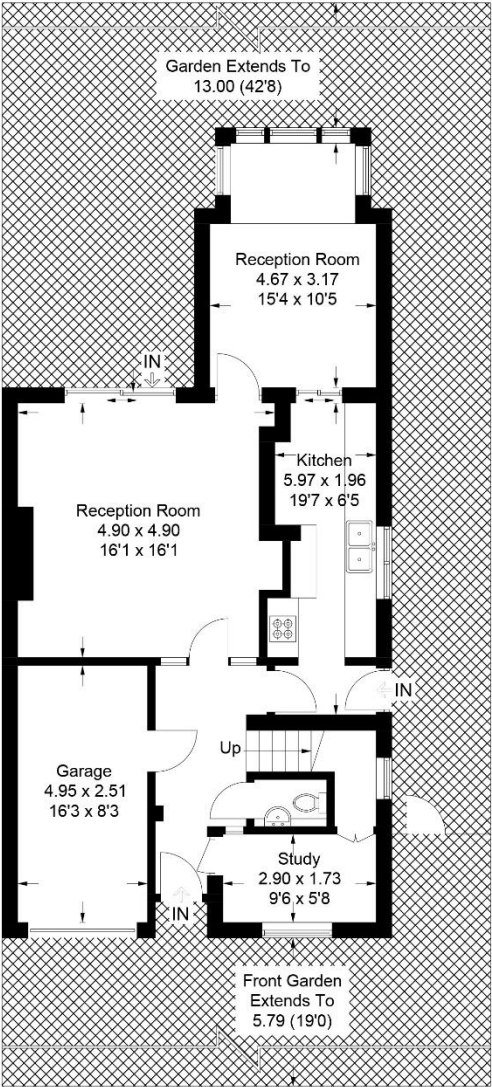
Offered with no onward chain.



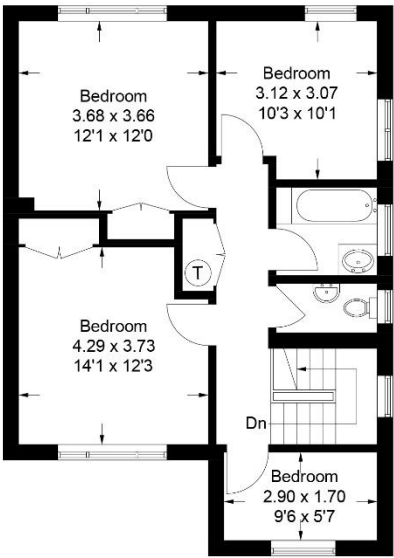


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Approximate Gross Internal Area = 145.1 sq m / 1562 sq ft  
(Including Garage)



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55   D	76   C
39-54	E		
21-38	F		
1-20	G		

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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.

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