



Little Bornes, SE21
£950,000

020 8702 8111
pedderproperty.com

pedder



In general

- An attractive modern townhouse
- Spacious accommodation over three floors
- Four bedrooms
- Large open-plan lounge/dining
- Lovely 44' south facing landscaped garden
- Modern fitted kitchen
- Family bathroom, downstairs cloakroom
- Single garage en- bloc
- Very well presented throughout
- Highly sought-after location

In detail

An attractive four bedroom townhouse for sale situated in this very popular residential cul-de-sac running off Alleyn Park in Dulwich.

The property has been upgraded and modernised by the current owner creating an extremely well presented interior. The spacious accommodation is arranged over three floors and comprises four bedrooms, large open-plan lounge/dining room, modern fitted kitchen, family bathroom, downstairs cloakroom and outbuilding providing excellent storage area.

To the rear there is a lovely 44' south facing landscaped garden. There is also a single garage situated en-bloc.

Little Borne is a very popular development well located within easy reach of West Dulwich and Dulwich Village with their popular parks, outstanding schools, numerous shops, cafes and restaurants.

Excellent rail links to central London are from nearby West Dulwich (London Victoria/London Blackfriars) and Gipsy Hill (London Bridge/London Victoria).

An internal viewing of this lovely property is advised.

EPC Rating: D | Council Tax Band: E



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | 71 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Floorplan

Little Borne, SE21

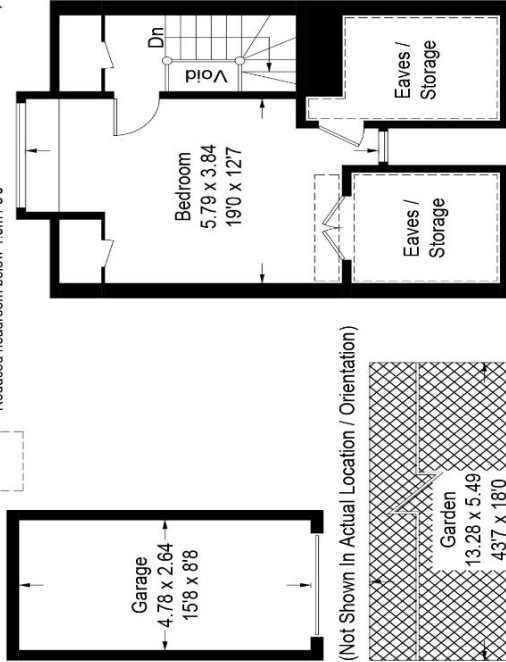
Approximate Gross Internal Area = 139.7 sq m / 1504 sq ft
(Including Eaves Storage)

Garage / Outbuilding = 20.6 sq m / 222 sq ft

Total = 160.3 sq m / 1726 sq ft

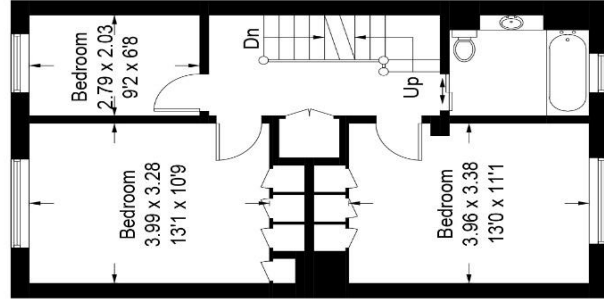


= Reduced headroom below 1.5m / 5'0"

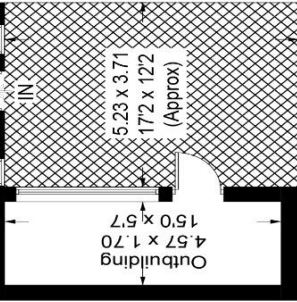


(Not Shown In Actual Location / Orientation)

Second Floor



First Floor



Ground Floor

Copyright www.pedderproperty.com © 2022
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.

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.