



Walkerscroft Mead, SE21
£850,000

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In general

- A modern townhouse for sale located on this highly sought-after development set back from Croxted Road in Dulwich.
- Well presented and flexible accommodation over three floors
- Three bedrooms (a fourth bedroom could be re-instated)
- Two bathrooms
- Large L shaped double reception room
- Utility room, playroom/study
- Attractive patio garden and access to lovely communal gardens
- Driveway providing off street parking
- Highly sought after location
- Offered with no onward chain

In detail

A modern townhouse for sale located on this highly sought-after development set back from Croxted Road in Dulwich.

The property is presented in attractive decorative order and has flexible accommodation arranged over three floors. On the second floor there is a family bathroom with underfloor heating and two bedrooms (originally there were three bedrooms and two bedrooms were knocked through into one large bedroom- this bedroom could easily be re-instated), the first floor has a large L shaped double reception room and a fitted kitchen and the ground floor has a further bedroom, shower room, utility room, further playroom/study and a storage area. On the first and second floor there is solid wood flooring. Externally to the rear there is an attractive patio garden and also direct access to well kept communal gardens beyond. To the front there is a driveway providing off street parking.

Both Dulwich Village and Herne Hill are close by with their outstanding schools, popular parks, numerous cafes, bars and restaurants. The popular Rosendale Primary School is located just a short distance away on Rosendale Road. Excellent rail links to central London are from nearby West Dulwich (London Victoria/London Blackfriars) and Herne Hill (London Victoria/Thameslink).

The property is offered with no onward chain.

EPC: D | Council Tax Band: E



Floorplan

Walkerscroft Mead, SE21

Approximate Gross Internal Area

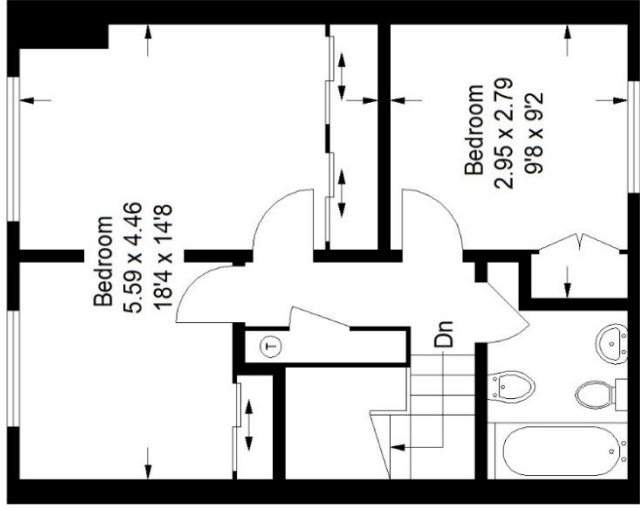
Ground Floor = 35.9 sq m / 386 sq ft

First Floor = 45.2 sq m / 487 sq ft

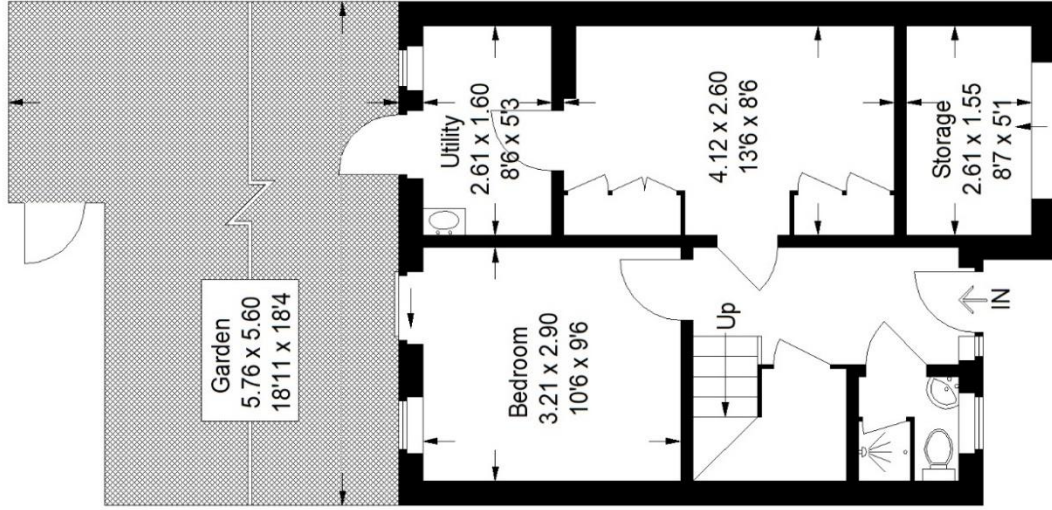
Top Floor = 42.7 sq m / 460 sq ft

Storage = 4.0 sq m / 43 sq ft

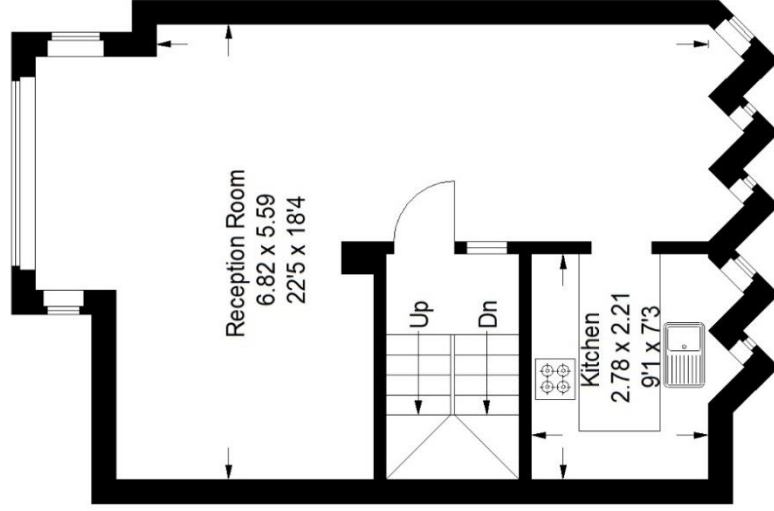
Total = 127.8 sq m / 1376 sq ft



Top Floor



Ground Floor



First Floor

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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		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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