



Croxted Road, SE21
Guide price £639,950

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In general

- An end of terrace house well located in heart of West Dulwich
- Three bedrooms
- Two reception rooms
- Fitted kitchen,
- Bathroom, separate WC
- Delightful 56' private rear garden
- Central location close to transport links

In detail

An end of terrace house well located in the heart of West close to amenities.

The property has well presented accommodation arranged over two floors comprising three bedrooms, bathroom, separate WC, front reception room, dining room and a fitted kitchen. Externally to the rear there is a delightful 56' private garden.

The property is well located for access to nearby West Dulwich, Dulwich Village and Herne Hill with their excellent schools, popular green spaces (including Belair, Dulwich Park and Brockwell Park), numerous shops, cafes and restaurants. Nearby West Dulwich station has services to London Victoria and London Blackfriars and Tulse Hill station has services to London Bridge and the Thameslink line to London Blackfriars and St Pancras.

Early viewing advised.

EPC: D | Council Tax Band: D | Lease: 106 years remaining | SC: £0 | GR: £10 per annum | BI: £757.34

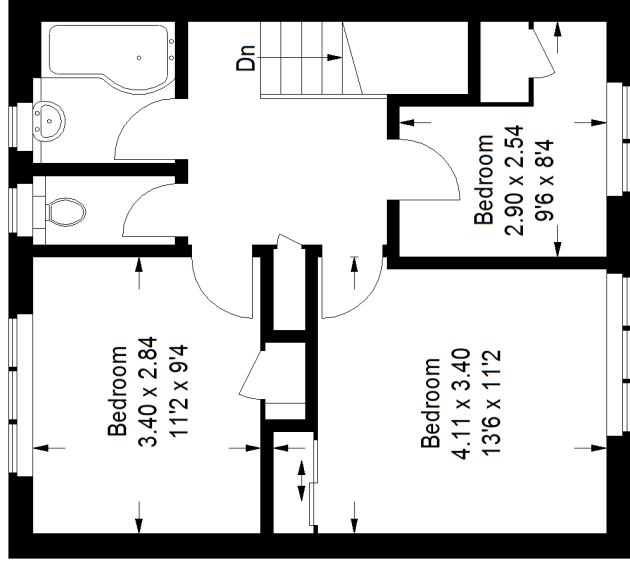
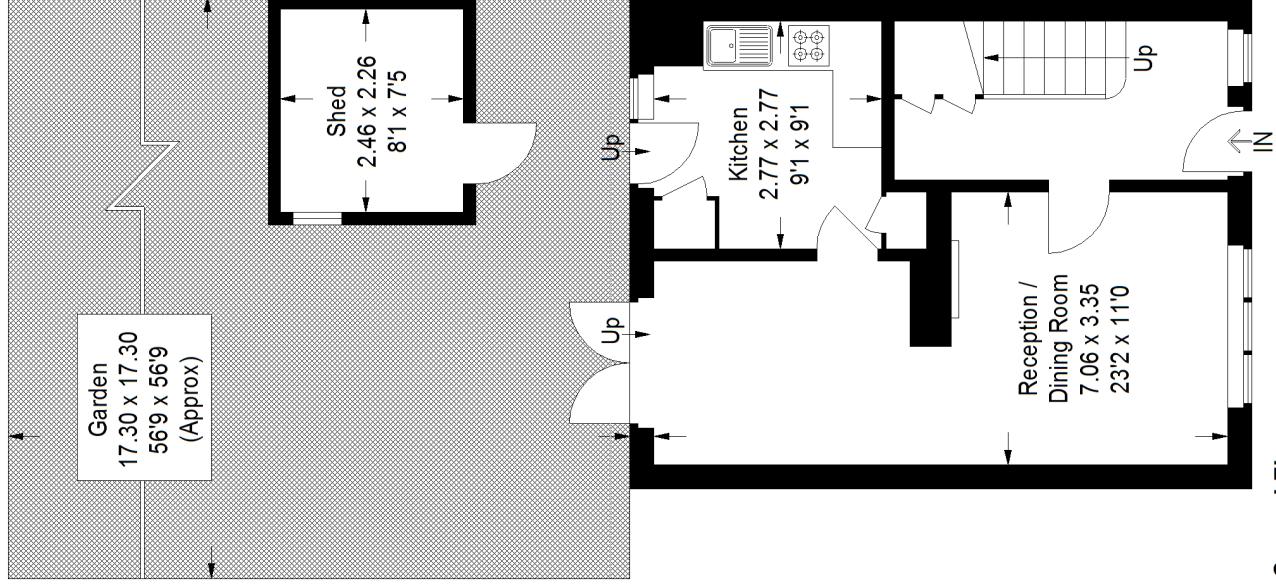


Floorplan

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	84 B
39-54	E		
21-38	F		
1-20	G		

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Approximate Gross Internal Area
 Ground Floor = 39.1 sq m / 421 sq ft
 First Floor = 44.4 sq m / 478 sq ft
 Shed = 5.6 sq m / 60 sq ft
 Total = 89.1 sq m / 959 sq ft



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.

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