



Beauval Road, SE22
Guide Price £1,750,000

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In general

- A very attractive end of terrace Victorian house
- Extended, upgraded and modernised to an extremely high standard
- Five bedrooms (currently configured as four bedrooms – two bedrooms currently knocked through into one large double - a dividing wall can re-instate the two bedrooms)
- Three bathrooms
- Large double reception room
- Integrated kitchen open-plan to dining area
- Downstairs cloakroom
- Lovely landscaped rear garden
- Off street parking
- Beautifully presented throughout
- Highly sought after location

In detail

A very attractive end of terrace Victorian family house for sale located on this highly sought after residential road in close proximity to both Dulwich Village and East Dulwich.

The property has been extended, upgraded and modernised to an extremely high standard creating a beautifully presented family home. The accommodation is arranged over three floors and comprises on the ground floor a large double reception room, integrated kitchen open-plan to the dining area with bi-fold doors leading out to a lovely landscaped garden. This is also a WC on the ground floor. On the first floor there are three good size double bedrooms, one with en-suite shower room and a family bathroom. The second floor is currently configured to comprise a shower room and a very large double bedroom (this room can be converted back to two bedrooms by reinstating a dividing wall). Externally to the front of the property there is a drive providing off street parking.

Dulwich Village is easily accessible with numerous boutiques, cafes and restaurants. The popular Dulwich Park, Belair Park and Dulwich Picture Gallery are close by. The property is also well placed for primary and secondary state schools as well as the renowned independent schools including James Allens' Girls School, Alleyn's School and Dulwich College. Nearby Lordship Lane offers a wide variety of shopping and leisure facilities. Rail links to central London are from East Dulwich (London Bridge), North Dulwich (London Bridge) and Herne Hill (London Victoria and the Thameslink line to London Blackfriars and St Pancras).

An internal viewing of this stunning family house is advised.

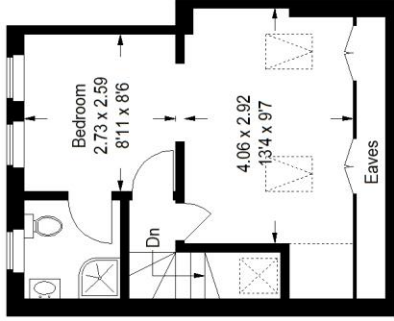
EPC: D | Council Tax Band: E



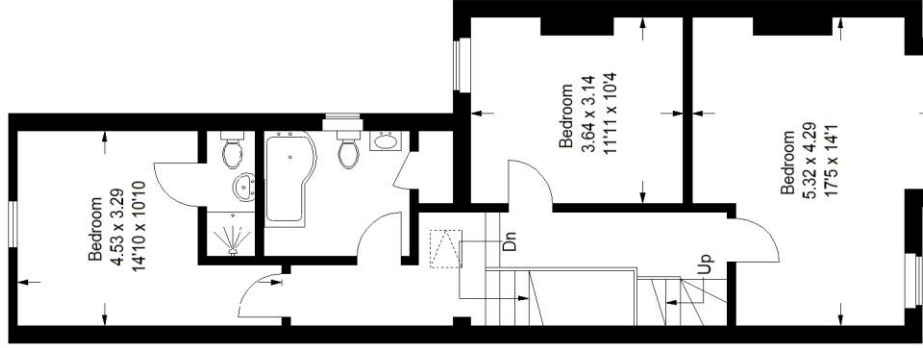
Floorplan

Beauval Road, SE22

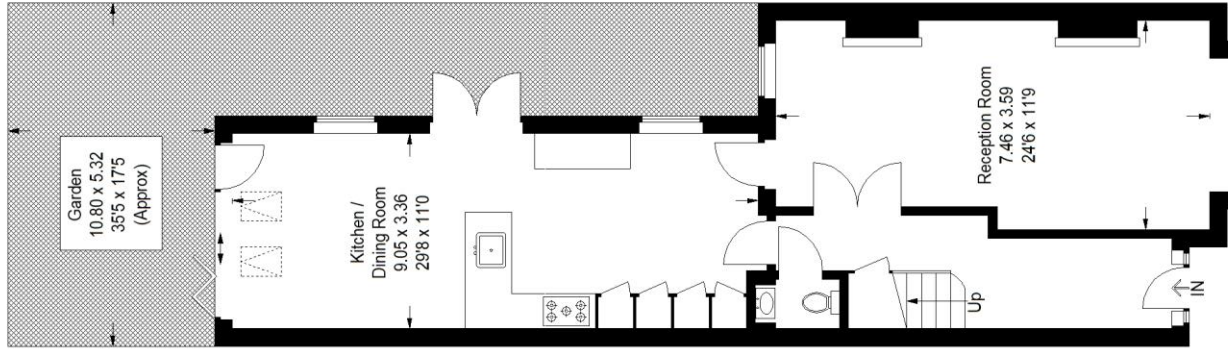
Approximate Gross Internal Area
 Ground Floor = 72.2 sq m / 777 sq ft
 First Floor = 67.1 sq m / 722 sq ft
 Second Floor = 27.2 sq m / 293 sq ft
 (Excluding Eaves)
 Total = 166.5 sq m / 1792 sq ft



Second Floor



First Floor



Ground Floor

= Reduced headroom below 1.5 m / 5'0"

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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