



Dulwich Common, SE21  
£1,550,000

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# In general

- An attractive semi-detached family house
- Spacious and very well presented
- Four bedrooms, two bathrooms
- Modern integrated kitchen/breakfast room
- Utility room
- Spacious reception hall
- Garage and drive providing off street parking for several cars
- Delightful 57' south west facing garden with views over playing fields
- Excellent potential for further extension (subject to planning consents)
- Well located just a short distance from Dulwich Village and within yards of the popular Dulwich Park

# In detail

An attractive semi-detached house for sale, conveniently located just a short distance from Dulwich Village.

The property has been upgraded by the current owner to a high standard and with a gross internal area of almost 2000 sq ft offers spacious and very well presented accommodation over two floors comprising spacious reception hall, four bedrooms, two bathrooms, two reception rooms, modern integrated kitchen/breakfast room, utility room and garage at the side of the house. To the front there is a large drive providing off street parking for several cars and to the rear there is a delightful 57' south west facing mature garden. The property also offers excellent potential for further extension (subject to planning consents).

Dulwich Village is close by with its excellent schools, numerous cafes and restaurants. The entrance to the very popular Dulwich Park is just opposite the house. The nearest railway stations are West Dulwich (London Victoria and London Blackfriars) and North Dulwich (London Bridge).

Internal viewing of this lovely family house is advised.

EPC: E | Council Tax Band: G



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# Floorplan

## Dulwich Common, SE21

Approximate Gross Internal Area

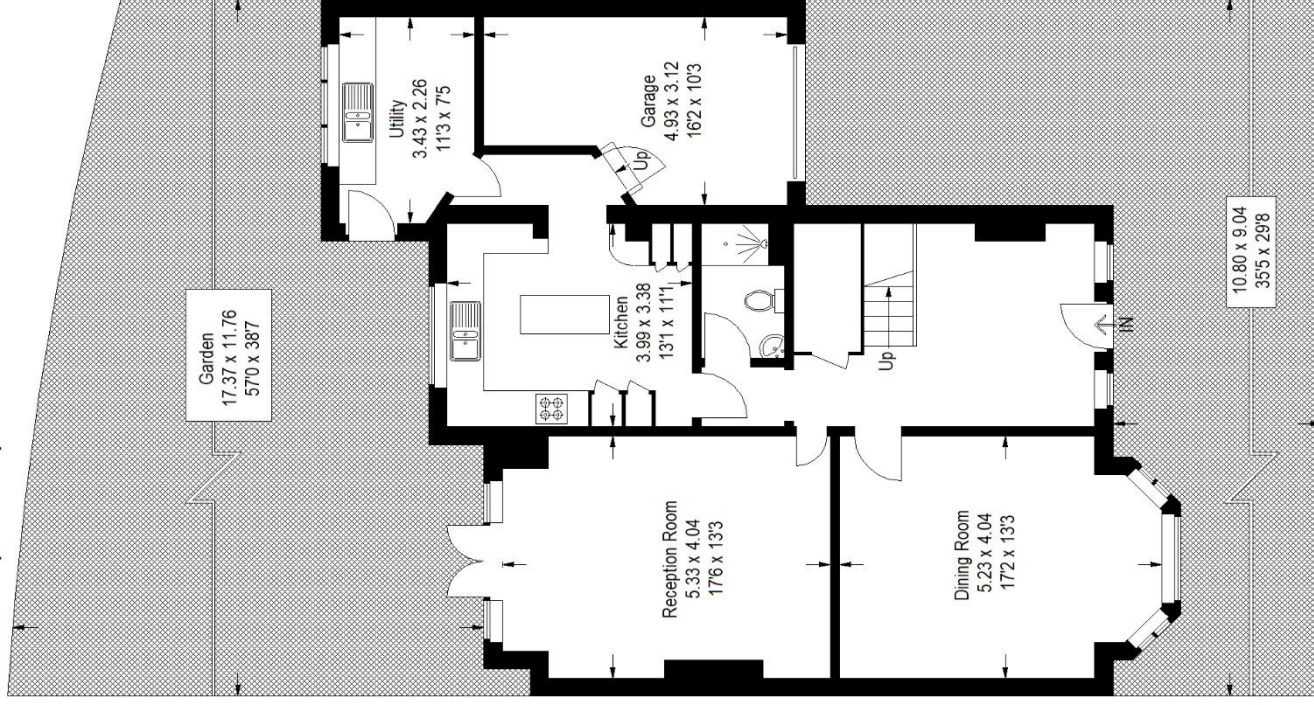
Ground Floor (Including Garage)

105.4 sq m / 1135 sq ft

First Floor (Excluding Void)

78.8 sq m / 848 sq ft

Total = 184.2 sq m / 1983 sq ft



## Ground 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.



## First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   C
55-68	D		
39-54	E	44   E	
21-38	F		
1-20	G		

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