



Bowen Drive, Dulwich, SE21
£649,950

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In general

- An extended end of terrace family house for sale
- Three bedrooms
- Two bathrooms
- Study/office
- Front reception room
- Kitchen/breakfast room, downstairs cloakroom
- Attractive and secluded gardens to side and rear
- Further potential to extend (subject to planning consents)
- Well presented throughout
- Located just a short distance from both West Dulwich and Crystal Palace

In detail

An extended semi-detached family house for sale located on this residential cul-de-sac in West Dulwich.

The property has been extended into the loft and offers attractive accommodation over three floors comprising three bedrooms, two bathrooms, study/office, front reception room, open-plan kitchen/breakfast room and downstairs cloakroom. Externally to the rear there is a secluded rear garden and there is also a large, south facing side return area with ample space for table and chairs. There may also be scope for further extension subject to planning consents.

Bowen Drive is a popular cul-de-sac conveniently located for access to West Dulwich and Crystal Palace which offer a wide variety of shops, cafes, restaurants and leisure facilities. Rail links to central London are from nearby Sydenham Hill (London Victoria & London Blackfriars) and Gispay Hill (London Victoria & London Bridge).

Internal viewing of this lovely property is advised.

EPC: C | Council Tax Band: D



Floorplan

Bowen Drive , SE21

Approximate Gross Internal Area

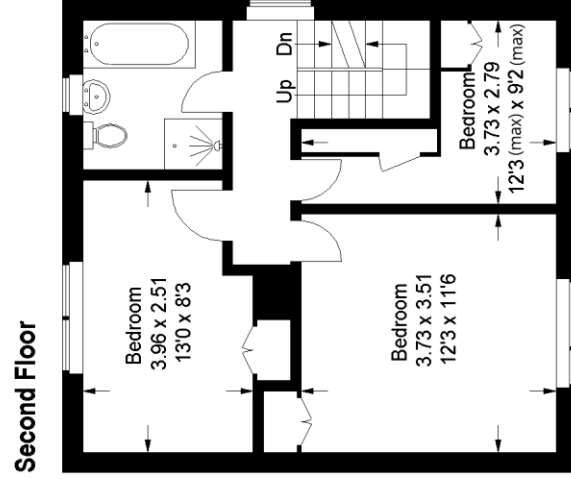
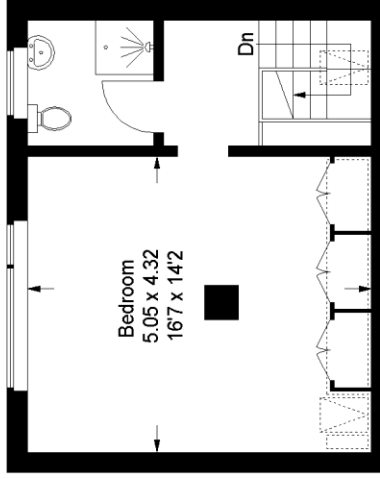
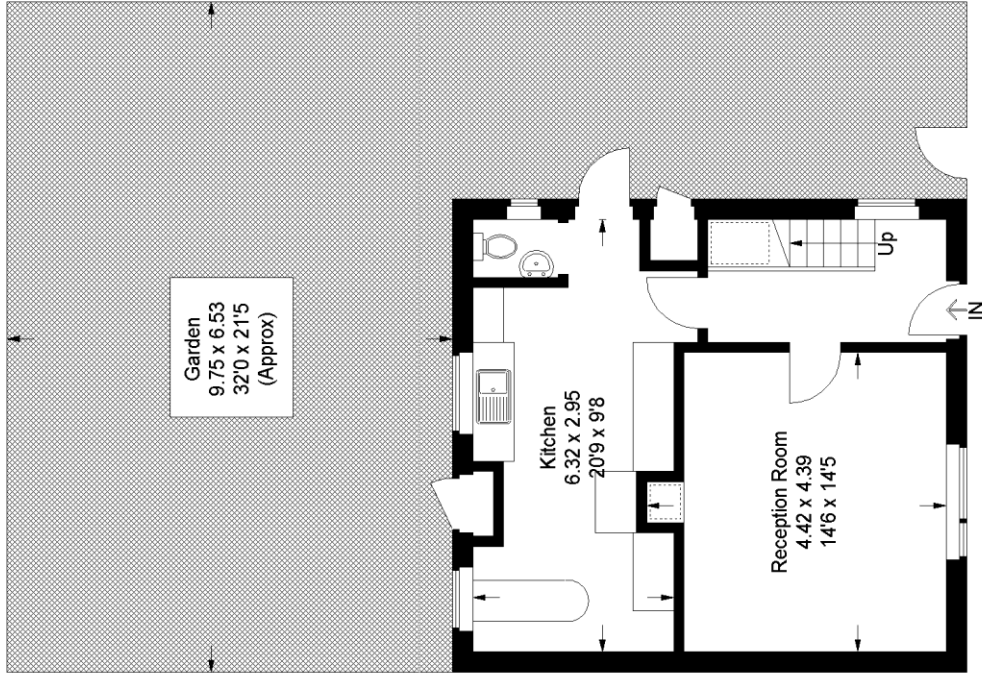
Ground Floor = 44.8 sq m / 482 sq ft

First Floor = 44.1 sq m / 475 sq ft

Second Floor = 32.1 sq m / 345 sq ft

Total = 121.0 sq m / 1302 sq ft

 = Reduced Headroom Below 1.5 M / 50



Ground Floor

First Floor

Second Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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