



Thurlow Hill, SE21
Offers in excess of £800,000

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In general

- An attractive semi-detached house for sale in Dulwich
- Spacious accommodation with a ground floor extension
- Three bedrooms
- Family bathroom
- Two reception rooms
- Fitted kitchen, breakfast room
- Downstairs cloakroom
- 41' rear garden, off street parking
- Highly sought after location close to transport links
- Offered with no onward chain

In detail

An attractive semi-detached house for sale located on this very popular residential road in close proximity to West Dulwich, Dulwich Village and Herne Hill.

The property has been extended on the ground floor and offers spacious and well presented accommodation comprising of three bedrooms, two reception rooms, fitted kitchen, breakfast room, downstairs cloakroom and modern bathroom. Externally to the rear there is a lovely 41' garden. To the front there is a drive providing off street parking. There may also be potential for extension into the loft space (subject to planning consents).

Thurlow Hill is well located within easy reach of both Dulwich Village and Herne Hill with their popular parks, numerous shops, cafes and restaurants. The property is also well placed for OFSTED 'outstanding' primary and secondary state schools as well the renowned independent schools including James Allen's Girls School, Alleyn's School and Dulwich College. Excellent rail links to central London are from Tulse Hill (London Bridge and Blackfriars), West Dulwich (London Victoria and Blackfriars) and Herne Hill (London Victoria and Kings Cross).

Offered with no onward chain.

EPC: E | Council Tax Band E



Floorplan

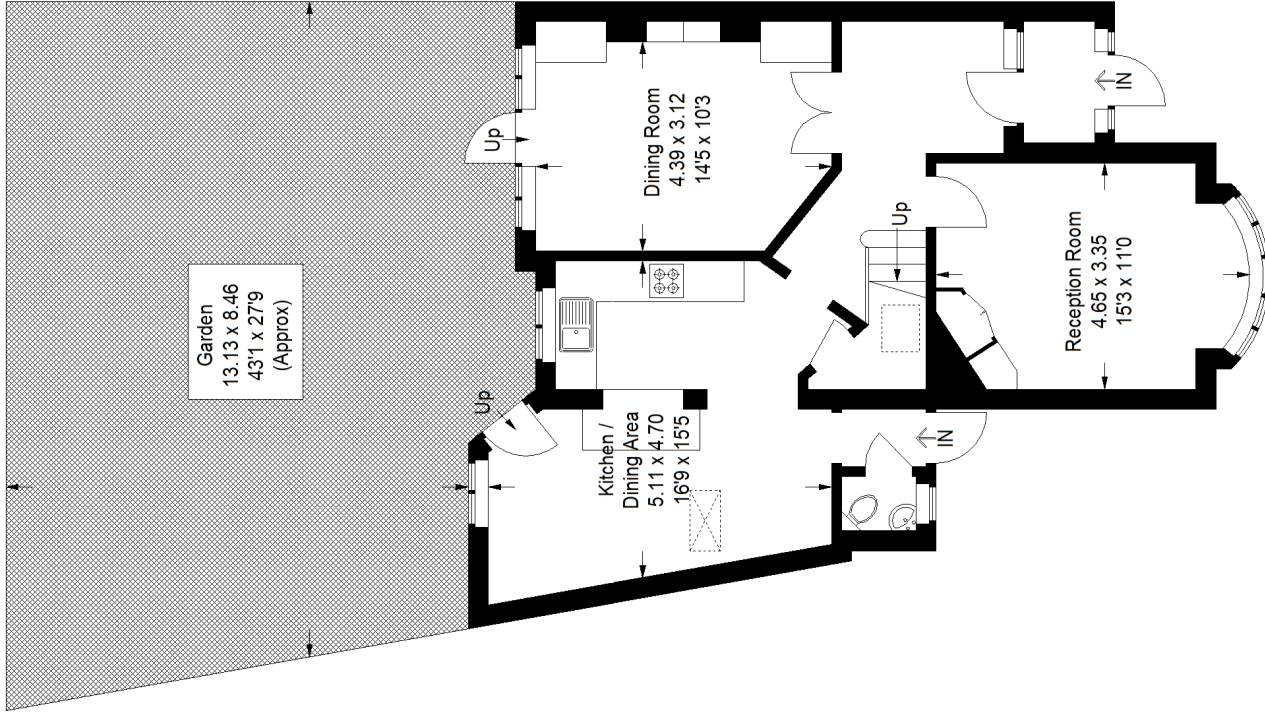
Thurlow Hill, SE21

Approximate Gross Internal Area

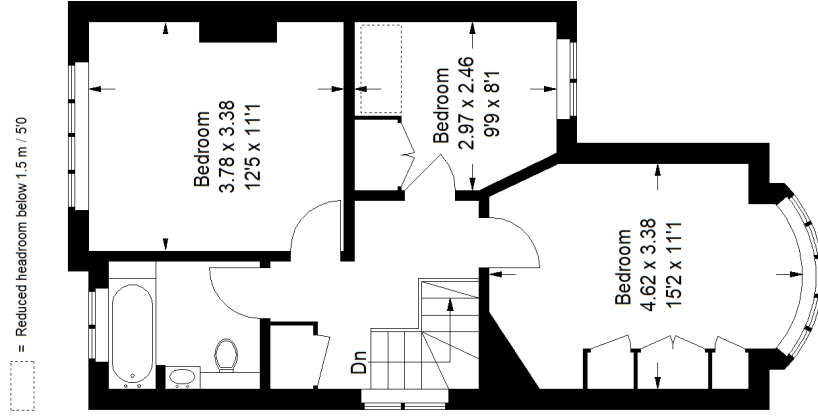
Ground Floor = 67.9 sq m / 731 sq ft

First Floor = 48.3 sq m / 520 sq ft

Total = 116.2 sq m / 1251 sq ft



Ground Floor



First Floor

⋮ = Reduced headroom below 1.5 m / 5'0"

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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 | | |
| 69-80 | C | | 79 C |
| 55-68 | D | | |
| 39-54 | E | 52 E | |
| 21-38 | F | | |
| 1-20 | G | | |

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