



Hitherwood Drive , SE19
£1,395,000

020 8702 8111
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In general

- An attractive detached family house
- Extended accommodation over two floors
- Master bedroom with en-suite shower room
- Three further bedrooms, family bathroom
- Two reception rooms
- Kitchen/ breakfast room
- Study/office
- Detached garage and driveway
- Stunning 63' south facing rear garden
- Well presented throughout
- Highly sought after location

In detail

An attractive detached family house for sale located on this very popular residential road on the border of Dulwich and Upper Norwood.

The property has been extended and offers spacious and very well presented accommodation over two floors comprising master bedroom with en-suite shower room, three further bedrooms, family bathroom, two reception rooms (open-plan), large kitchen/breakfast room, study/office and downstairs cloakroom. Externally to the side of the house there is a drive and a detached garage. To the rear there is a lovely, mature 63' south facing garden. The property also offers potential for further extension (subject to planning consents).

Hitherwood Drive is well located for easy access to Dulwich Village with its outstanding schools, Picture Gallery, golf course, boutiques and restaurants. Crystal Palace centre is close by with numerous cafes, shops and restaurants. Rail links to central London are from nearby Sydenham Hill (London Victoria and London Blackfriars) and Gipsy Hill (London Bridge and London Victoria).

Internal viewing of this lovely family house is advised.

EPC: D | Council Tax Band: G

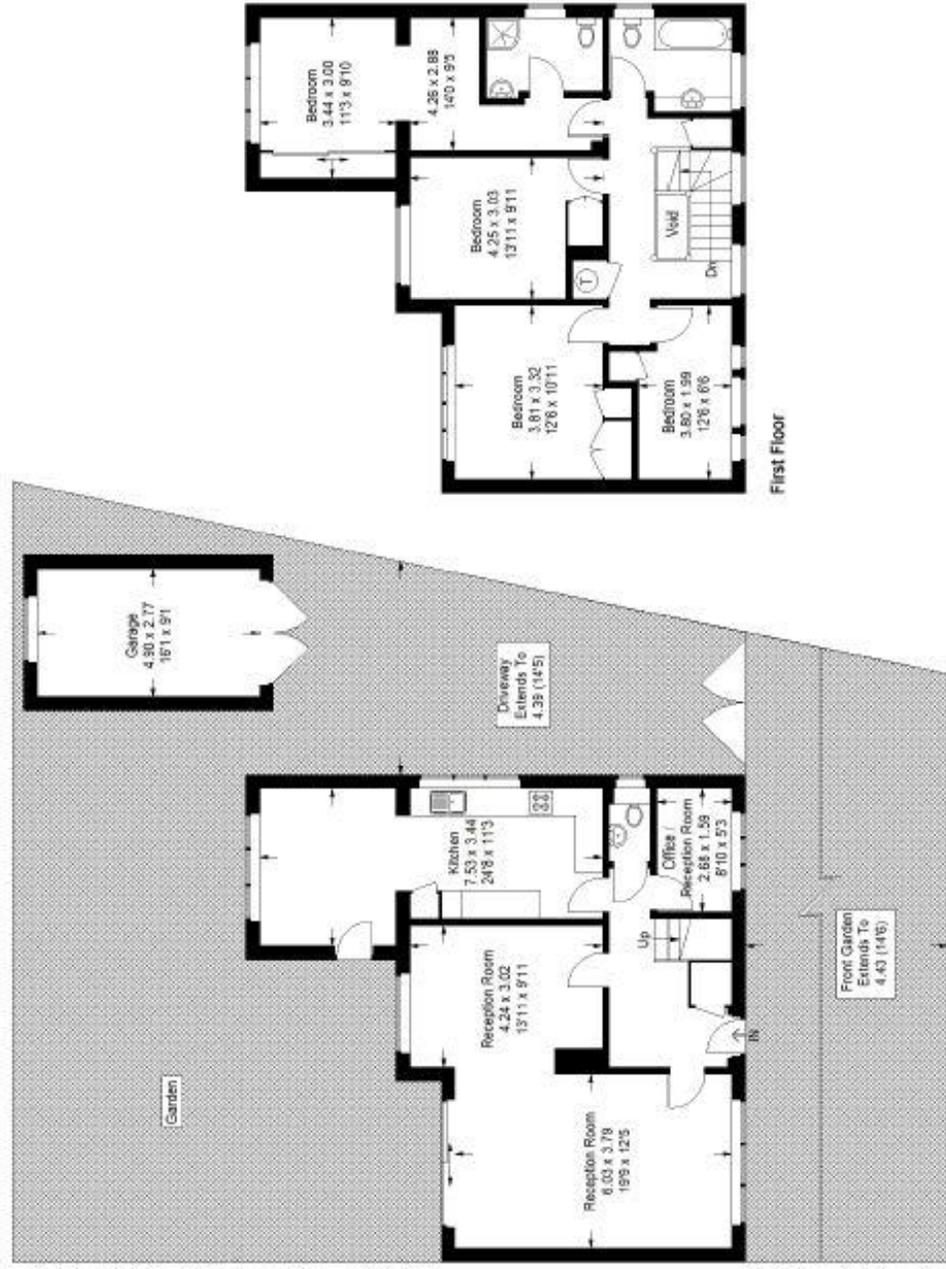


Floorplan

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	78 C
39-54	E		
21-38	F		
1-20	G		

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Approximate Gross Internal Area
 Ground Floor = 79.2 sq m / 852 sq ft
 First Floor = [Excluding Void] 77.4 sq m / 833 sq ft
 Garage = 14.2 sq m / 153 sq ft
 Total = 170.8 sq m / 1838 sq ft



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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,
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