



CROXTED ROAD, SE21
£1,399,000 FREEHOLD

Winkworth



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A splendid four double bedroom terraced Edwardian house in good decorative order. The property is set on a quiet residential street of Herne Hill just a short walk to the station, Dulwich Village and the lovely Brockwell Park.

Ideal for families seeking comfort, space, peace and quiet, Winkworth are delighted to exclusively offer for sale this bright, attractive and spacious (total: in excess of 2,232 sq. Ft) terraced Edwardian house. This large yet practical house is presented in exceptional condition having been well maintained by the current owners and the property retains a wealth of original period features i.e. high ceilings, cast iron fireplaces, coving and enjoys excellent natural light throughout. There is a stunning, hallway laid with original Edwardian tiles and a door to a good-sized cellar perfect for storage. There is a spacious, elegant, double reception room with wooden floors, a fireplace and a large square bay window overlooking the front and in the second reception room there is an open fireplace, and a set of French doors that gives access via a decked side return onto the garden. Located to the rear is a shower room/utility with a WC and a wash hand basin and the kitchen/diner is equipped with the usual appliances with the added benefit of a log burner. A single door opens to the attractive south-west facing garden which is partly decked to the front with a pergola and then leads onto a large lawn which has mature planting and is in excess of 78ft. There is also a handy shed for storage located to the exterior rear.

On the first floor there are three good-sized double bedrooms, and the principal bedroom has a bay window, wood floors and a fireplace. the other two bedrooms also are good in size and have plenty of natural light through the large sash windows. The family bathroom has a shower over the bath and a wash hand basin and there is a separate WC with a wash hand basin to the side.

Leading upstairs, there is a fourth double bedroom and a separate study room (both with feature fireplaces). This property also has the potential to extend into the loft and side return STPP.

Ideally located for the amenities and transport links of Herne Hill and West Dulwich and also only a short walk to the ever-popular Dulwich Village. Situated close to the junction of Croxted Road and Turney Road, the property is in close proximity of both Rosendale Primary School and Dulwich College.

Early viewings highly recommended.

LOCATION

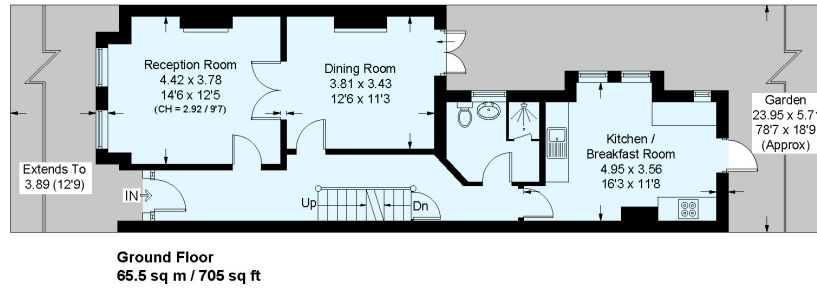
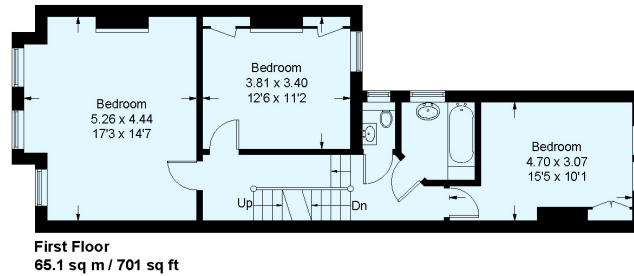
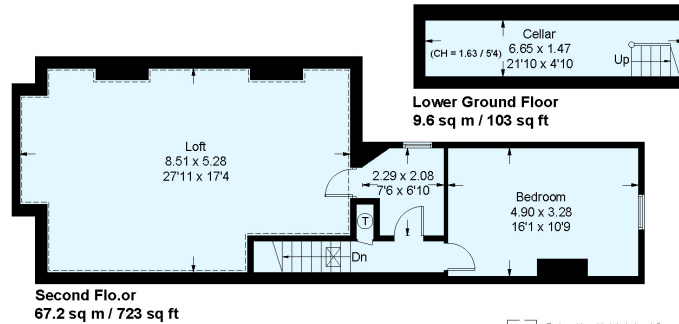
Herne Hill





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Approximate Floor Area = 207.4 sq m / 2232 sq ft
Including Limited Use Area (40.3 sq m / 434 sq ft)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID869685)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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