



South Croxted Road, SE21 | £1,200,000

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In General

- A semi-detached Victorian family house for sale
- Three bedrooms (originally four bedrooms)
- En-suite shower/wc
- Family bathroom
- Two reception rooms
- Kitchen/breakfast room, cellar
- Off street parking
- Attractive south-west facing garden measuring 71'
- Well presented throughout
- Central location

In Detail

A semi-detached Victorian family house for sale conveniently located for access to West Dulwich and Dulwich Village.

The property is presented in attractive decorative order and has accommodation currently arranged over two floors. Originally with four bedrooms the house has been reconfigured and now comprises three bedrooms, one with an en-suite shower cubicle/wc, further family bathroom, front reception room, rear reception room open-plan to a kitchen/breakfast room with full width bi-fold doors leading out to the garden and a cellar.

Externally to the front there is a drive for off street parking and to the rear a lovely south-west facing garden measuring 71'. There are two large sheds at the rear of the garden which have lighting and electric sockets. The property offers potential for further extension (subject to planning consents) and also has the benefit of an alarm system.

South Croxted Road is well located within easy reach of both West Dulwich and Dulwich Village with their outstanding schools and numerous independent shops, cafes and restaurants.

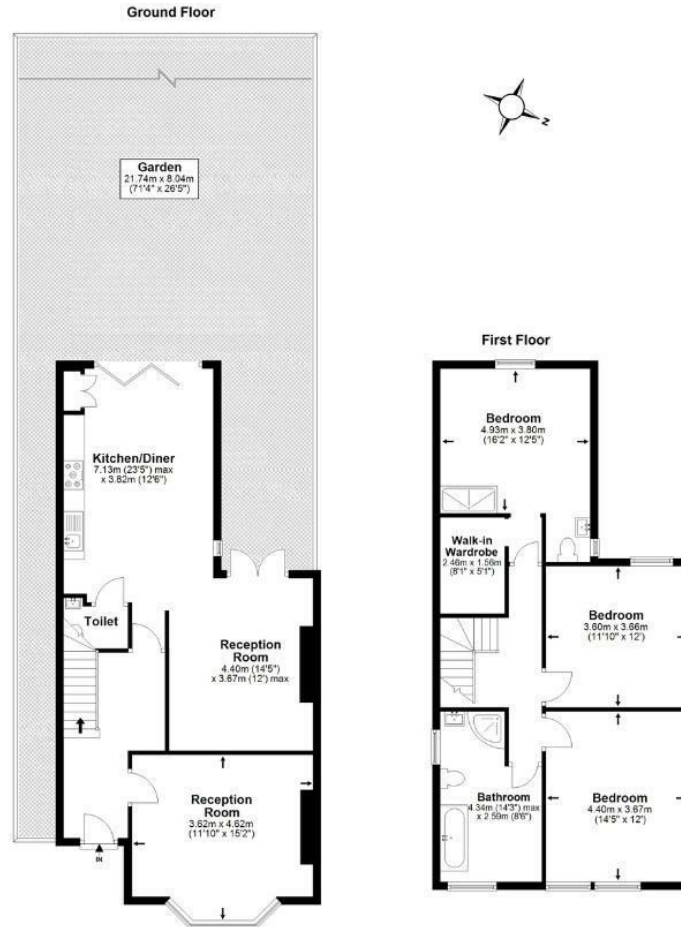
The property is within walking distance to the area's numerous beautiful green spaces including Dulwich Park, Dulwich & Sydenham Woods, Belair Park and Crystal Palace Park. Excellent rail links to central London are from nearby West Dulwich (Victoria/Blackfriars) and Gipsy Hill (London Bridge and Victoria). Bus services to central London run along South Croxted Road.

EPC: D | Council Tax Band: F



Floorplan

South Croxted Road, SE21
 Total* = 140.2 sq. m / 1509.1 sq. ft
 First Floor = 70.4 sq. m / 757.2 sq. ft
 Ground Floor = 91.0 sq. m / 979.9 sq. ft
 □ = Reduced head room below 1.5m



*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
102 plus) A	72
81-101) B	
69-80) C	
55-68) D	
39-54) E	
21-38) F	
1-20) G	
Not energy efficient - higher running costs	45
England & Wales	EU Directive 2002/91/EC

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