



Druce Road, SE21 | Guide Price £1,700,000

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# In General

- An Edwardian family house in close proximity to Dulwich Village.
- Four bedrooms
- Double reception room
- Further rear reception room
- Kitchen, bathroom, separate WC
- 57' rear garden
- Potential to extend (SPC)
- Highly sought after location
- Offered with no onward chain

# In Detail

An Edwardian family house for sale located on one of the most popular roads in Dulwich Village.

The property has accommodation arranged over three floors comprising on the ground floor a spacious double reception room, further rear reception room and a kitchen. The first floor has three double bedrooms, a bathroom and separate WC. On the second floor there is a further double bedroom. There is also potential for further extension (subject to planning consents).

Druce Road is very well located just a short distance from Dulwich Village with its range of charming independent shops, cafes and restaurants. The property is also just a short walk for top rated state and independent schools, including Dulwich Hamlet Junior School, Dulwich Village Infant School, Dulwich College, James Allen's Girls School and Alleyn's School.

The beautiful green spaces of Dulwich Park, Belair Park, Brockwell Park and Dulwich Woods are close by. Excellent train services to central London are from North Dulwich (London Bridge, Peckham Rye) and Herne Hill (London Victoria, Blackfriars, St Pancras, Farringdon).

The property will require modernisation throughout but offers an incoming buyer an excellent opportunity to create their ideal family home.

Offered with no onward chain.

EPC: TBC | Council Tax Band: G



# Floorplan

## Druce Road, SE21

Approximate Gross Internal Area  
(Excluding Eaves)  
157.8 sq m / 1699 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, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) <b>A</b>			
(61-91) <b>B</b>			
(39-60) <b>C</b>			
(15-48) <b>D</b>			
(9-34) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	