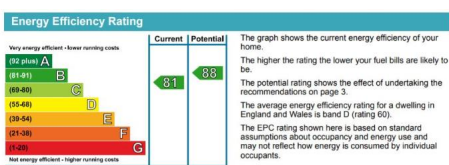


142a, Croxted Road , SE21 8NR · 4 bedroom House

£1,350,000



ALPS Estates Ltd trading as Pickwick Estates

47 Honor Oak Park, Honor Oak, London SE23 1EA · 020 3397 1166

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## Property description

CONTRACTS EXCHANGED! Located in the heart of West Dulwich is this fabulous new build development of this stunning 4 bedroom detached Victorian house by esteemed central London developers Walton Wagner.

This spectacular new build house has been sympathetically designed to seamlessly fit in with the surrounding architecture of Victorian houses. On a quick glance it could easily be mistaken for a typical Victorian property with its mix of red and yellow stock brick on the façade, detailed masonry and the large sash bay window.

Family living was always in mind throughout the development of 142a Croxted Road. Low maintenance and energy efficient, the house has LED lighting, Nest Thermostats, and Collecta insulation, all making for a comfortable and peaceful home whilst maximizing on energy savings. On-street parking is available, as well as an off-street space. What's more, it's only a short walk from a variety of local schools, including the esteemed Dulwich College.

Through the arched doorway on the ground floor is a generous entrance hall which offers storage under the stairs and access to a downstairs cloakroom.

The rest of the ground floor area is occupied by an impressive Kitchen, dining and living room area which is clad in hardwood floors. At the front of the house is the living area which has sliding doors that can be ingeniously separated or opened up



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depending on the occasion. The living area has a large bay sash window to the front very high ceilings and additional windows on the side of the house that floods the room with natural light.

The kitchen dining room is a vast space with large bi-fold doors at the rear leading to the garden making it a great for entertaining guests. The kitchen is set to one side with an island and is fitted with a stylish matt dove kitchen with brass cup handles, high specification mod cons and integrated appliances including oven, hob and extractor above.

The garden wraps around the side to the rear of the house and has been neatly landscaped with a patio area off the house and a lawn surrounded by planters made out of railway sleepers.

Upstairs on the first floor are two spacious double bedrooms. A large master bedroom is located at the rear of the house overlooking the garden, it offers high ceilings, fitted wardrobes and a sash double glazed window. Off the bedroom is a luxurious en-suite bathroom with marble floors, white Metro tiled walls accompanied by a toilet, wash hand basin and a bath with shower above.

At the front of the house is a fabulous guest bedroom with very high ceilings, fitted wardrobes and a large sash bay window that fills the room with natural light. An en-suite shower room accompanies this bedroom clad in the same marble flooring and metro tiled walls.

Bedroom three is found on the second floor fitted in pale beige carpets and a nice sash window. On this floor there is also a family bathroom with a wash hand basin, toilet and bath with shower above, remaining consistent with same marble flooring and metro tiled walls.

Access to bedroom four is accessible from the third floor staircase that leads up to the top of the house. There is a landing which would make a great study or snug area and there is a large storage cupboard which has been created out of the spire of the roof. The bedroom is on a slightly raised level up a few more steps, this bedroom is set within the eaves of the roof, the sloping ceilings are cleverly designed to offer enough head room to negotiate around but retains plenty of character and charm. A sash Dormer window is set on the side of the house for natural light.

The house benefits from modern installations such as LED lighting, Nest Thermostats and Collecta insulation. The building has been completely refitted from bare bricks, creating a stunning combination of grand rooms with high ceilings and large windows, whilst benefiting from the comfort and quality of all-new installations.

Croxted Road is a sought-after residential street, hemmed in by Brockwell Park at the North end and Dulwich Village to the south. A short commute into central London, the area combines the best of city and urban living, with countless green spaces,



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excellent local amenities and rural charm. West Dulwich station is a short walk away with regular connections to London Victoria. Herne Hill station also offers connections to Victoria as well as Dalston and Clapham Junction via the Overground.

### Property features

- Stunning 4 bedroom DETACHED new build family home
- Off street parking
- Spacious kitchen dining room with bi fold doors to the garden
- Living room that opens up to the kitchen dining area
- Set over four floors
- Three luxurious bathrooms and a downstairs WC
- Victorian style design
- Led lighting, Nest thermostats, Collecta insulation
- Double glazed wooden framed sash windows throughout
- Closet West Dulwich, Herne Hill and North Dulwich stations as well as Dulwich Village



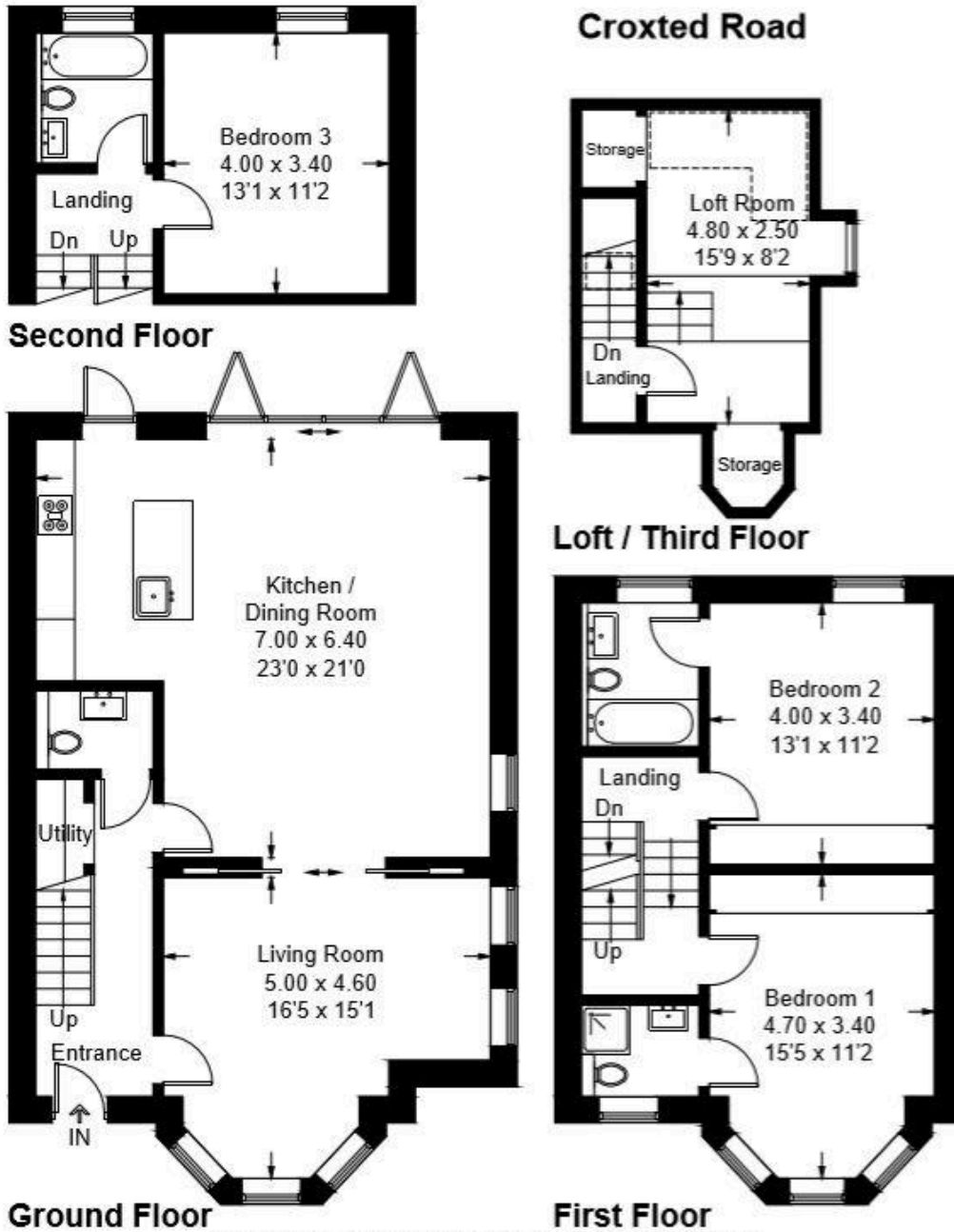
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Approximate Gross Internal Area = 153.5 sq m / 1652 sq ft  
(Including Loft Room)

Illustration for identification purposes only.  
measurements are approximate.  
Drawn for Pickwick Estates



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