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Crawthew Grove, East Dulwich, SE22

£950,000

Freehold

A beautifully presented, three bedroom home in a central East Dulwich location.



Local Transport

East Dulwich

Approx. 650 metres away
Destinations: **London Bridge.**

Denmark Hill

Approx. 1 mile away
Destinations: **Blackfriars, Kings Cross, Victoria, Clapham Junction and Canada Water (for connection to Canary Wharf).**

P13,37,40,176 & 185

Approx: 200 metres away
Destinations: **Victoria, Waterloo, Tottenham Ct Road & The City.**

Three bedrooms

Stylish kitchen

Two bathrooms

Great location

If you are looking for a contemporary home finished to a high standard in the heart of East Dulwich you need look no further. This three bedroom house is on Crawthew Grove, a road of Victorian properties located a hundred metres from the Goose Green end of Lordship Lane. The property is beautifully finished throughout and has been thoughtfully extended and reconfigured by the existing owners.

Crawthew Grove runs between Crystal Palace Road and Lordship Lane. So, on your doorstep, you have the pick of the many bars and restaurants on this very foodie oriented stretch of south east London high street. You are also excellently placed to pick up some delicious fresh produce from the weekly North Cross Road market or from the local independent butchers, fishmongers or greengrocers for which this area is becoming increasingly known.

The property is within a short walk of the Goose Green, St John's & St Clement's and Harris Academy state primary schools and also within easy reach of James Allen's Prep school, Alleyn's School and the other independent schools for which Dulwich is renowned. So, whatever your education needs, this house fits the bill.



East Dulwich railway station (which provides direct services into London Bridge (c.13 mins)) is approx. a seven minute walk from the property and both Denmark Hill and Peckham Rye railway stations are a short bus ride away. At these stations you will find direct trains to Victoria and King's Cross stations and access to the London Overground services providing connections to the Jubilee line tube services to Canary Wharf. Frequent bus services are also available on Lordship Lane providing direct routes to destinations including Brixton, the West End and the City.



You approach the property through the paved front garden along the pretty period style black and white tiled path. Upon entering the house you find yourself in the hallway with its engineered oak floor, which extends on throughout the whole of the ground floor.



Immediately to your left is the front reception room. This is a cosy space with a period cast-iron fireplace, fitted with a coal effect gas fire, which has some built-in shelving to both chimneybreast recesses. From the front reception room two sash windows, which are fitted with full height plantation shutters, look out onto Crawthorpe Grove.



At the rear of the property at ground floor level is the spacious open plan kitchen and dining area. Immediately to your right upon entering the space there is a door into the downstairs cloakroom, which is fitted with a white low-level WC and handbasin. The kitchen area is very nicely fitted with a range of grey panelled units with a granite worksurface. There is also a central island which houses an integrated drinks fridge and dishwasher as well as providing a breakfast bar area. The main kitchen units also house an integrated fridge freezer, Miele induction hob and Miele oven.



To the rear of the space is the dining area from which fully glazed bifold doors lead out onto the garden. To your right in the dining space are a range of built-in cupboards one of which has been plumbed to house the washing machine.

Returning it to the hallway you take the stairs to the first floor where you will find the bathroom the first two bedrooms. To your right is the bathroom. This is beautifully fitted with a white three-piece suite comprising low-level WC, hand basin with built-in vanity unit and bath with over bath rainfall showerhead. The bathroom also has underfloor heating and a heated towel rail.

Adjacent to the bathroom is the first of the bedrooms. This is a bright double room with a sash window looking down onto the rear garden.

At the front of the property at first floor level is the second bedroom. This is a comfortable double room, which has a range of built-in wardrobes and some built-in shelving to one of the chimneybreast recesses. Two sash windows look out from this bedroom onto Crawthrew Grove.

From the first floor landing a staircase leads to the loft extension. The loft extension comprises a large double bedroom with ensuite shower room. The bedroom area is to be front of the loft and has two Velux roof windows as well as some eaves storage. To the rear of the loft is spacious sitting, which could also provide the ideal spot for a home office.. A casement window looks down onto the rear garden from this area. The ensuite shower room, which is designed as a wet room, is attractively fitted with a low-level WC and handbasin as well as the shower area with a rainfall showerhead. Again, there is underfloor heating to this room.

Externally the house benefits from a small front garden as well as a private south-westerly facing rear garden. The rear garden is very much a city garden and gets plenty of direct sunshine throughout the day. It is configured as a paved patio area closest to the house which in turn leads on to an area laid to Astroturf with, at the far end, a further paved area on which the current owners have a garden storage shed.

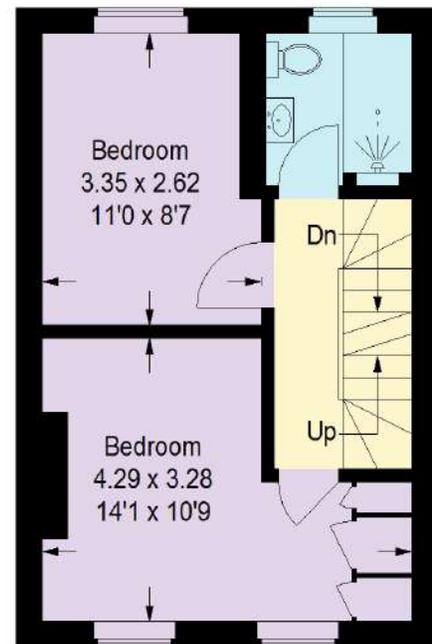
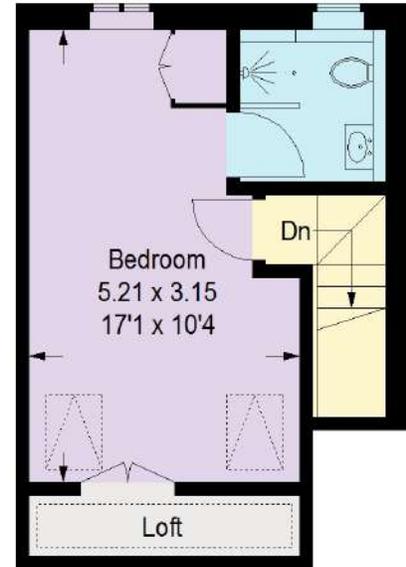
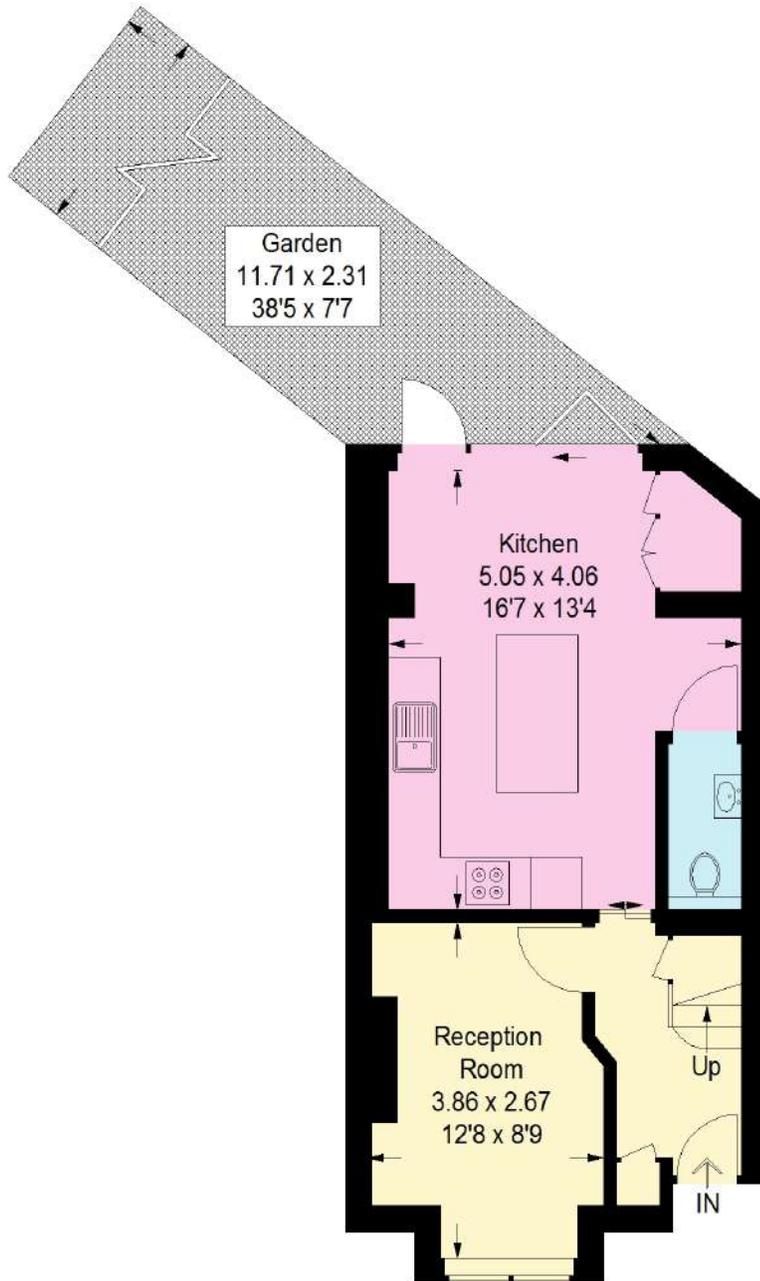
This is a beautifully re-modelled, updated and extended home with replacement double glazed windows and period style radiators throughout. It is finished to a very high standard and is in a great central East Dulwich location. Your early viewing is recommended.

Crawthew Grove, SE22

Approximate Gross Internal Area
 Ground Floor = 36.3 sq m / 390 sq ft
 First Floor = 29.0 sq m / 312 sq ft
 Second Floor (Excluding Loft)
 20.8 sq m / 224 sq ft
 Total = 86.1 sq m / 926 sq ft

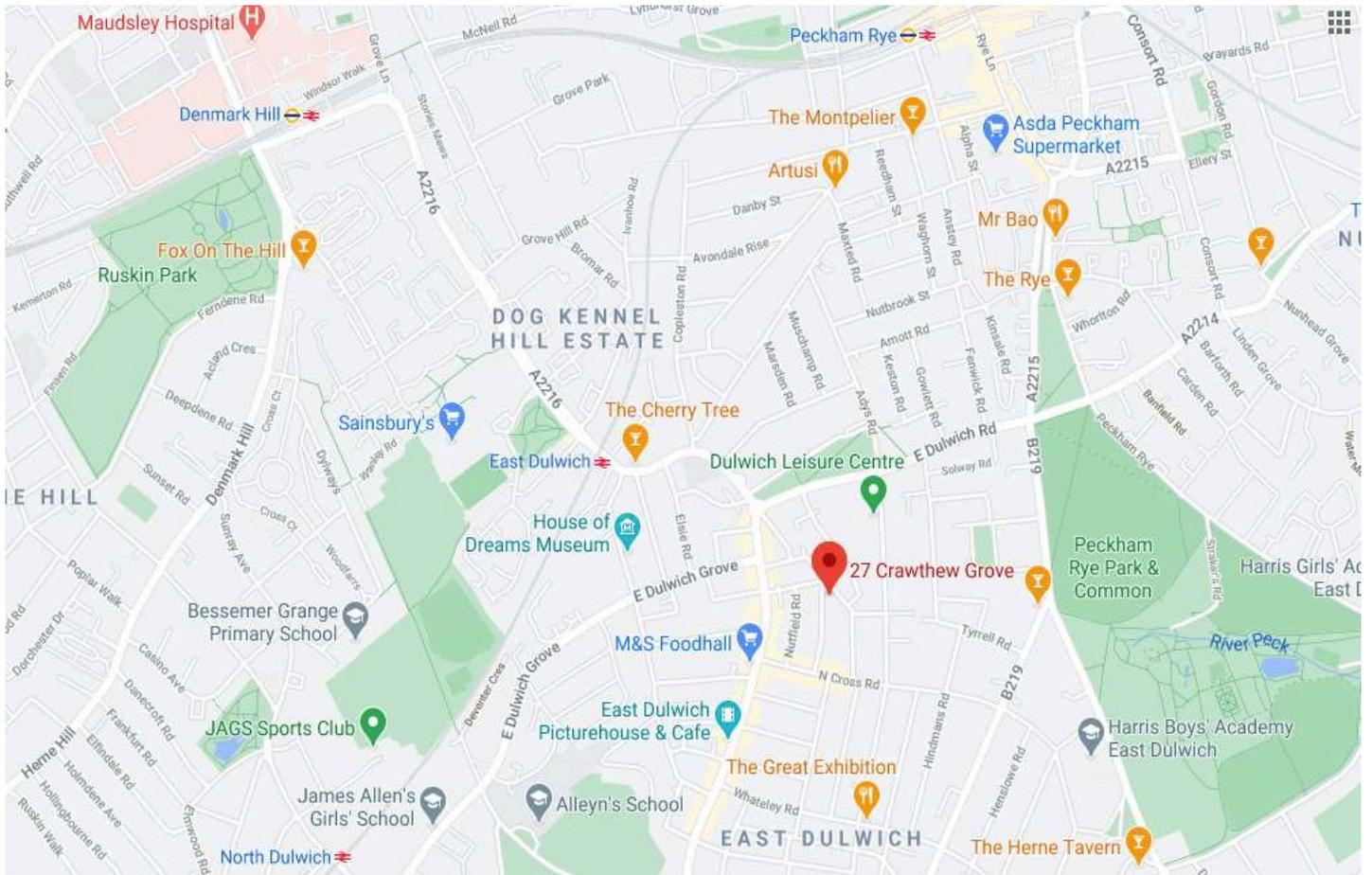


 = Reduced headroom below 1.5 m / 5'0"



Ground Floor

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. (ID863412)



EPC TO FOLLOW

To arrange a viewing of this property please call us on 020 7737 8047
or visit www.no-flies.co.uk for further details.

Viewing strictly by appointment only with No-Flies.