



157 Clive Road, West Duvlich, London, SE21 8DF

Guide Price £1,100,000



Carnegie

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Handside House, Handside Lane,
Welwyn Garden City, Herts AL8 6TA

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Nestled in the highly sought-after Clive Road, this charming house presents an exceptional opportunity for those seeking a delightful family home in West Dulwich. This three bedroom property boasts an elegant presentation throughout, ensuring a warm and inviting atmosphere from the moment you step inside. One of the standout features of this residence is the spacious family bathroom, which includes a separate shower, providing both convenience and comfort for daily routines. The thoughtful design and layout of the home caters perfectly to family living, making it an ideal choice for those looking to settle in a vibrant community. Additionally, the property offers the advantage of off-street parking, a rare find in London, allowing for ease of access and peace of mind. Being chain-free further simplifies the buying process, making this home an attractive proposition for prospective buyers.

The property is situated with close proximity to West Dulwich shops and amenities, including Dulwich Park and woods. Nearby West Dulwich train station offers excellent transport links to the city, with direct trains to London Victoria and Blackfriars. Local schools are outstanding, with sought after Elm Wood and Rosendale Primary Schools and Kingsdale Foundation Secondary within short walking distance. Well known independent schools such as DPS, Dulwich College, Rosemead, Alleyns Oakfield, JAGs and Alleyns Schools, also within easy reach.

Reception 12'7" x 13'7" (3.85 x 4.15)

Kitchen 11'0" x 7'9" (3.37 x 2.38)

Master bedroom 13'8" x 12'8" (4.17 x 3.87)

Bedroom 2 13'6" x 10'4" (4.13 x 3.17)

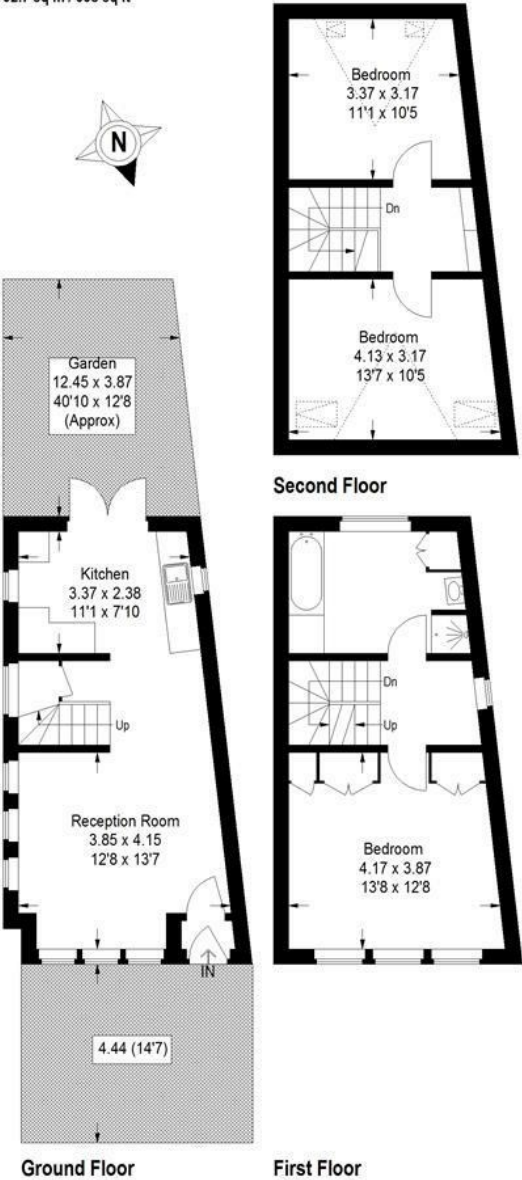
Bedroom 3 11'0" x 10'4" (3.37 x 3.17)



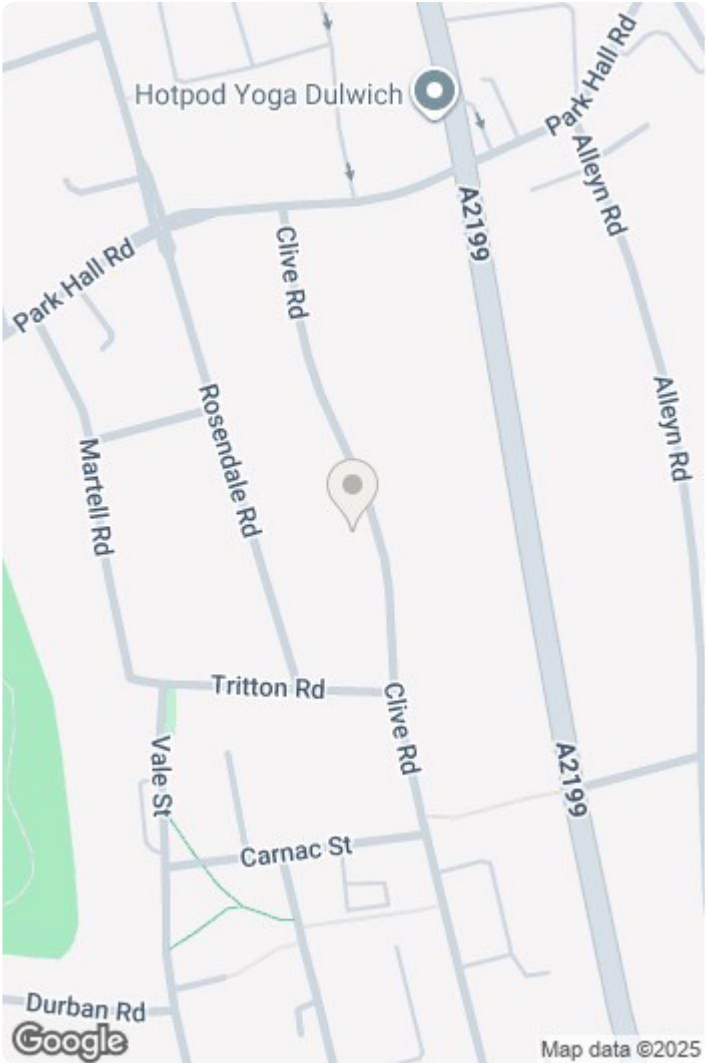
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Clive Road, SE21

Approximate Gross Internal Area
92.7 sq m / 998 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.(ID:1237959)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	57	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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