



ROSENDALE ROAD, SE21

£1,350,000

Four Bedrooms
Two Bathrooms
Off-Street Parking
South West Facing Garden
Garden Studio
Energy Rating: E (Pre-Renovation)

ABOUT THE PROPERTY

An exceptional four bedroom mid-terrace family home arranged over three floors boasting a magnificent South-West facing garden extending to 90 ft including a high spec garden studio.

Located on a sought-after tree lined residential road within easy reach of the boutique shops, cafés, restaurants and pubs of Dulwich Village and Herne Hill, as well as many popular schools including Rosendale School, Dulwich College and Dulwich Prep & Senior. The green open spaces of Brockwell and Belair Park are nearby, alongside the excellent transport links of West Dulwich and Herne Hill offering direct trains to central London.







FURTHER DETAILS

The ground floor comprises a characterful front reception room, a handy utility room and a downstairs bathroom. The heart of the home is the generous, light-filled open-plan kitchen and living space to the rear. Renovated by the current owners, it features a central island breakfast bar, premium integrated appliances and underfloor heating throughout with bi-folding doors opening onto a stunning garden, offering a unique and private outlook over the serene, leafy allotments. The first floor hosts a spacious principal bedroom with fitted wardrobes, a second well-proportioned bedroom and a family bathroom featuring a free-standing bath and separate shower. The second floor provides two further bedrooms, an additional W/C and ample storage.



STEP INSIDE ROSENDALE ROAD



Total area (approx.): 135.7 sq. m (1460.7 sq. ft)
Outbuilding area (approx.): 17.0 sq. m (182.9 sq. ft)
(Excluding Eaves)

Brixton
020 7733 4595

Energy Rating: E We aim to make our particulars both accurate and reliable. However, they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order

**MARSH &
PARSONS**