**Crouchmans Close, SE26 | £850,000**

02087028111

dulwichvillage@pedderproperty.com

pedder
We live local

# In General

- A modern two storey freehold townhouse
- Three bedrooms, study/bedroom four
- Spacious 30' open-plan lounge/dining room
- Kitchen
- Bathroom, separate WC
- Access to Dulwich Woods is close-by
- Garage situated en-bloc
- Attractive patio garden
- Popular residential cul-de-sac
- Offered with no onward chain

# In Detail

A modern two storey freehold townhouse for sale situated in this popular residential cul-de-sac set back from Sydenham Hill.

The property has accommodation comprising three bedrooms, study/bedroom four, spacious 30' x 18' open-plan lounge/dining room, kitchen, bathroom and separate WC. Externally to the rear there is a secluded patio garden. Access to Dulwich Woods is also close-by. There is also a further enclosed patio area to the front of the house and a garage situated en-bloc. (The garage is held on a separate leasehold title).

The property occupies an elevated position and offers views towards central London, Crouchmans Close is well located for access to Dulwich Village, East Dulwich and Crystal Palace which offer a wide variety of shopping and leisure facilities, numerous excellent schools and popular parks.  Rail links to central London are from nearby Sydenham Hill (London Victoria/London Blackfriars), Crystal Palace (London Bridge/London Victoria) and Sydenham (London Bridge/Thameslink).

The property offers an incoming buyer an excellent opportunity to create their ideal family home.

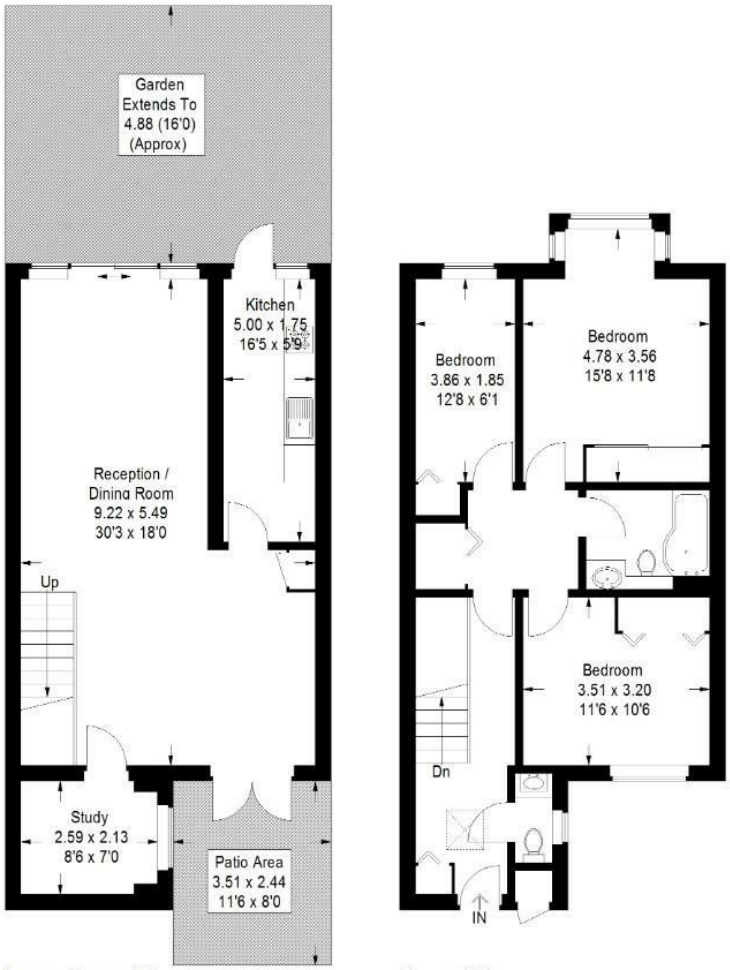
Offered with no onward chain.

EPC: D | Council Tax Band: E

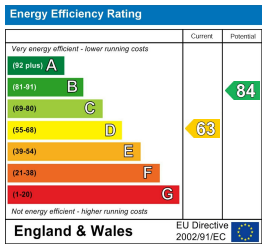
# Floorplan

## Crouchmans Close, SE26

**Approximate Gross Internal Area**
**118.5 sq m / 1276 sq ft**




Copyright www.pedderproperty.com © 2025
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.




Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.