



Alleyn Road, SE21 8AD  
£4,750,000

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## In General

- A substantial detached mid century family house
- Exceptionally spacious living accommodation - gross internal area 4239 sq ft
- Six double bedrooms, three bathrooms (one en-suite)
- Three reception rooms, office/library
- 26' x 20' kitchen/diner
- Utility room, cloakroom
- Lovely, mature 75' x 69' rear garden
- Double length garage, drive providing off street parking for several vehicles
- Located on one of Dulwich's most desirable residential roads

## In Detail

Set on one of Dulwich's most desirable residential roads, this substantial six double bedroom detached mid century family house.

The property has been tastefully renovated and extended by the current owners and with a gross internal area of 4239 sq ft offers extensive living accommodation arranged over three floors. The ground floor has a spacious reception hall, three reception rooms, recently re-fitted kitchen/dining room, office/library, cloakroom, utility room and downstairs WC. On the first floor there are four double bedrooms, one with en-suite bathroom and separate dressing room and a family bathroom. The second floor has two double bedrooms and a bathroom. Externally to the front there is a drive providing off street parking for several vehicles and access to a double length garage. To the rear there is a most delightful, mature garden measuring 75'x69'.

The property is ideally located for access to Dulwich Village and West Dulwich with many independent cafes, restaurants, shops, and pubs, outstanding private schools including James Allen's Girls School, Alleyns and Dulwich College, numerous delightful green spaces including Dulwich Park, Belair Park and Sydenham Hill Wood. Excellent transport links are from Gipsy Hill (London Victoria/London Bridge) and West Dulwich (London Victoria/London Blackfriars). Bus services to central London run along nearby South Croxted Road. Further local amenities include King's Hospital (approx 10 minute drive). JAGS private membership sports club (including tennis courts, 25-meter swimming pool, climbing walls, etc.), The Brockwell Park outdoor swimming pool/lido, Dulwich & Sydenham Hill Golf Club and Dulwich Picture Gallery.

EPC: E | Council Tax Band: G



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

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