



36 Glengarry Road, London, SE22 8QD

Offers in excess of £1,350,000



Carnegie

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

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This very desirable Victorian semi-detached five-bedroom family home is located in a sought-after location and offers a great layout for comfortable living. As you enter the property through the welcoming hallway to the right there is an open plan lounge area with fireplace and large bay windows creating a warm and inviting atmosphere. Through the adjacent spacious reception room you walk through to a kitchen and dining area. The kitchen has integrated appliances, ample worktop space with windows and glass doors to the garden to let in lots of natural light. On the ground floor there is also a conveniently located shower room with toilet. There is a cellar accessible downstairs with plumbing for a washing machine and dryer.

Upstairs there are five bedrooms over two floors and a family bathroom. On the first floor there is a master bedroom with fireplace, a double bedroom and a family bathroom with shower and bath finished to a high standard. The top floor two further double bedrooms and an additional single bedroom or office.

The property is situated on the highly popular Glengarry Road, with close proximity to East Dulwich shops and amenities, with Dulwich Village and Dulwich Park also nearby. Local Schools are excellent and include Harris Primary School, Charter East and Charter North. Well known independent schools James Allen's Girls' School (JAGS) and Alleyn's are close walking distance, with Dulwich Prep London and Dulwich College for boys also within easy reach. Local transport links are excellent with East Dulwich Rail Station only 0.4 miles away and North Dulwich Station only 0.6 miles both offering direct trains to London Bridge. Denmark Hill, Herne Hill and Peckham Rye Stations are also easy walking distance offering further routes to London Victoria, London Blackfriars and Canada Water.



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Company incorporated in England No. 4713968
VAT No. 745 8368 91



Reception Room 1

14'7" x 12'0" (4.45 x 3.68)

Reception Room 2

11'8" x 10'0" (3.58 x 3.07)

Kitchen

18'6" x 14'7" (5.66 x 4.45)

Cellar

24'1" x 5'5" (7.35 x 1.66)

Bedroom 1

16'6" x 14'4" (5.03 x 4.39)

Bedroom 2

12'4" x 10'5" (3.76 x 3.2)

Bedroom 3

16'6" x 12'4" (5.03 x 3.76)

Bedroom 4

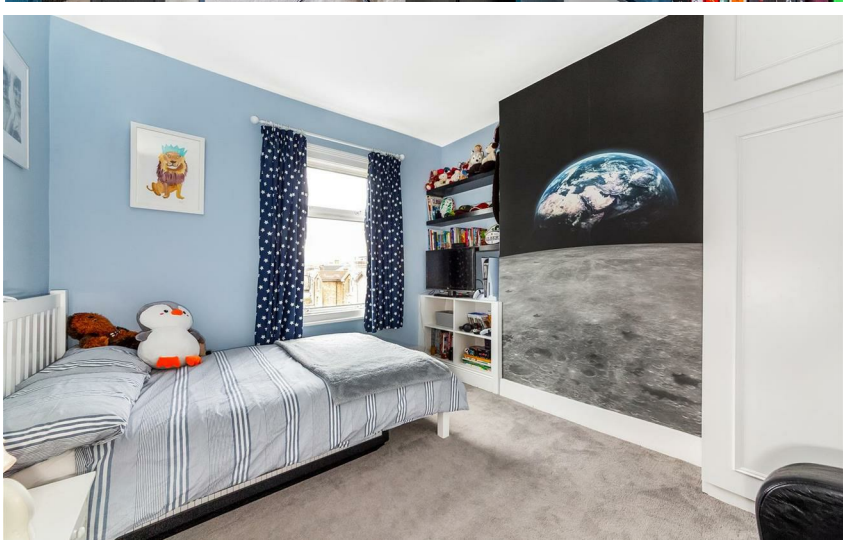
12'0" x 10'7" (3.68 x 3.23)

Bedroom 5 / Office

9'3" x 6'5" (2.84 x 1.96)

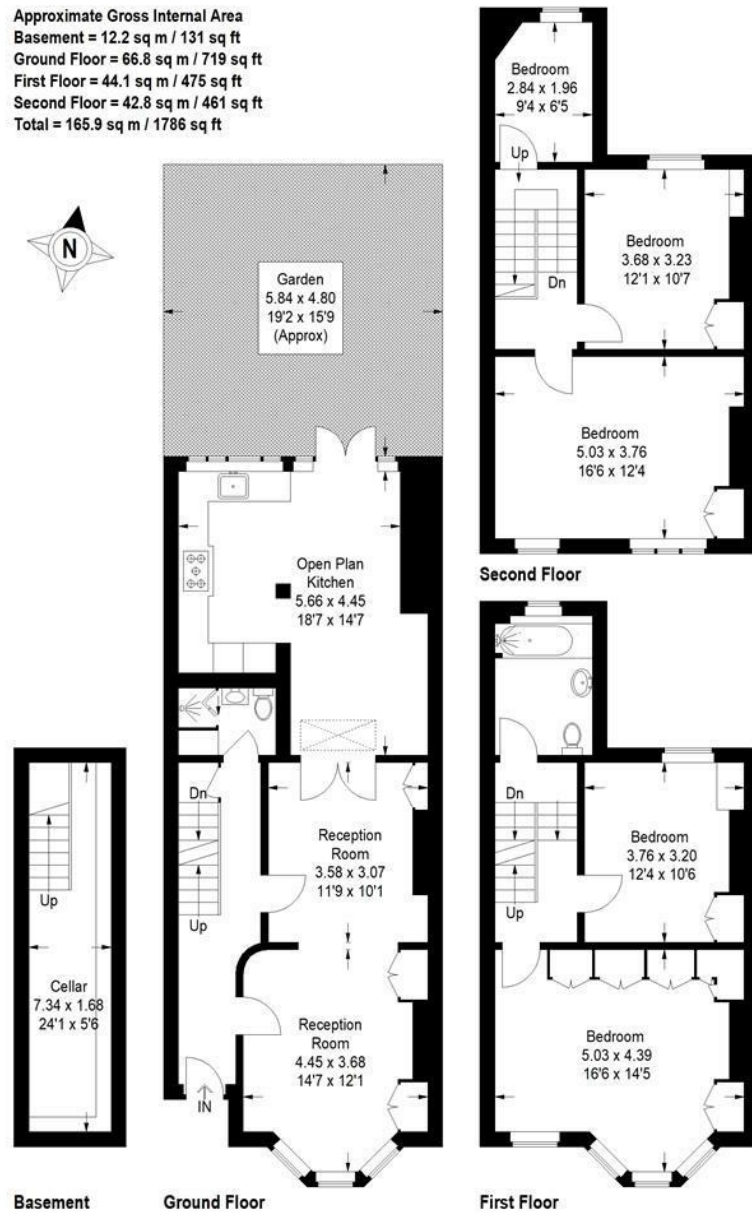






Glengarry Road, SE22

Approximate Gross Internal Area
Basement = 12.2 sq m / 131 sq ft
Ground Floor = 66.8 sq m / 719 sq ft
First Floor = 44.1 sq m / 475 sq ft
Second Floor = 42.8 sq m / 461 sq ft
Total = 165.9 sq m / 1786 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:1050771)