

**HARVEY &
WHEELER**
ESTABLISHED 1855

COURT LANE
DULWICH VILLAGE, SE21 7EF



A particularly spacious semi detached family house with off street parking in this much sought after residential road and overlooking Court Lane Gardens.

With a total gross internal area of approximately 2,361 sq ft (219 sq m), the house has high ceilings and well proportional rooms. On the ground floor, there is the dining room with a wide bay window at the front and French doors at the rear opening onto the kitchen/ breakfast room with a utility room and access to the passageway. The large drawing room with folding doors opens onto a delightful decked terrace and mature garden 71'3 x 27'6 (21.7x 8.4m) with a tree house. Additionally, there is a ground floor WC, storage room and outbuildings. On the first floor, there are four bedrooms, a family bathroom and a separate WC. On the second floor there are two extra double bedrooms and en suite shower room.

The house is conveniently located for the shops and restaurants in Dulwich Village. It is also very well placed for local schools including Dulwich Hamlet, Dulwich Village Infants' school, Dulwich College, Alleyn's and JAGS.

There are excellent transport links with the nearest station being North Dulwich (direct services to London Bridge and Peckham Rye for the interchange to the Overground for Docklands and the City). There is a regular bus service from Dulwich Library (a short walk away) to both Peckham Rye & Forest Hill for Overground services to Docklands and also to Victoria, the West End and the City.

Early viewing is highly recommended.

EPC Rating (E)

ACCOMMODATION

6 Bedrooms

2 Reception rooms

Family bathroom

Kitchen/breakfast room

En suite shower room

Off street parking

Utility room

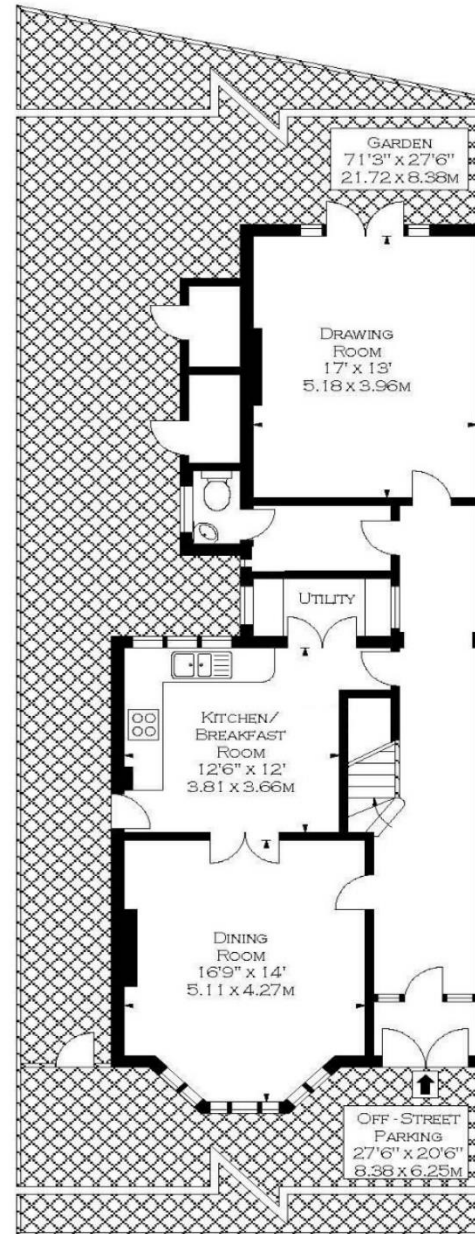
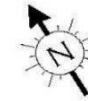
Mature garden

£2,200,000

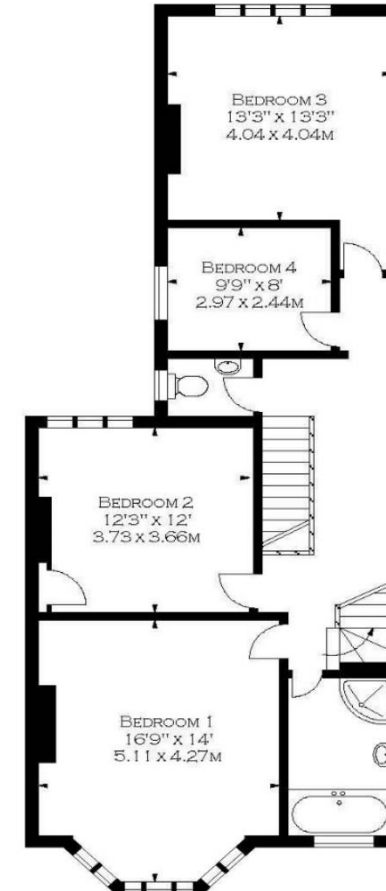




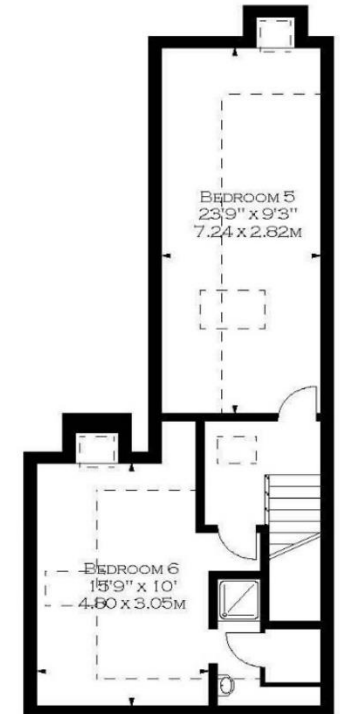
COURT LANE, SE21
APPROX. GROSS INTERNAL AREA *
2361 FT² • 219.34 M²



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY. NOT TO SCALE

* AS DEFINED BY RICS - CODE OF MEASURING PRACTICE

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TEL 020 7787 5544

Viewing is recommended, but strictly by appointment with Sole Agents

harveywheeler.com

Prospective purchasers are reminded that, whilst these details are believed to be correct, if there is any point of particular importance, we would be pleased to check the information prior to viewing, particularly when travelling some distance to view.

MISREPRESENTATION ACT 1967

These particulars do not constitute any part of an offer or contract. Neither the vendors nor their agents nor any person in their employ, bind themselves in any way, nor are warranties given in respect of any statements contained in these particulars. Intending purchasers must verify all statements by inspection or otherwise.

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