

**HARVEY &
WHEELER**
ESTABLISHED 1855

**BURBAGE ROAD
DULWICH SE21 7AF**



Significantly extended on the ground floor and with further potential to extend into the loft and the ground floor (subject to any necessary consent), this is a substantial five bedroom house in this sought after road so close to Dulwich Village, superbly well located for all the village schools and amenities of the area.

The house has well proportioned rooms, excellent storage throughout and large windows allowing good natural light. An overall gross internal area of approximately 2,473 sq ft (229.8 sq m). Thoughtfully planned, the house offers excellent entertainment space on the ground floor comprising of a Front Reception room with bay window and fireplace; a Dining Room opening onto a charming enclosed courtyard; a large Drawing Room opening onto the large south west facing garden. The garden is 98'5 x 42'0 (30m x 12.80m), attractively landscaped and well stocked and overlooks the sports fields at the rear. The kitchen already has consent for a small extension and there is a separate breakfast room. Additionally, there is a utility room/laundry room off the breakfast room which leads to the garage. On entering the house from the front there is a cloakroom/WC. On the first floor, there are five bedrooms, one of which is fitted out as a study, including a master bedroom with en suite bathroom. There is also an extra family bathroom on the same floor.

The front garden provides off street parking and also gives access to the garage.

The nearest station is North Dulwich (direct to London Bridge and two stops to Peckham Rye for the Overground and Docklands). Herne Hill station is also close by with direct services to Victoria, Blackfriars and St Pancras.

EPC Rating (E)

ACCOMMODATION

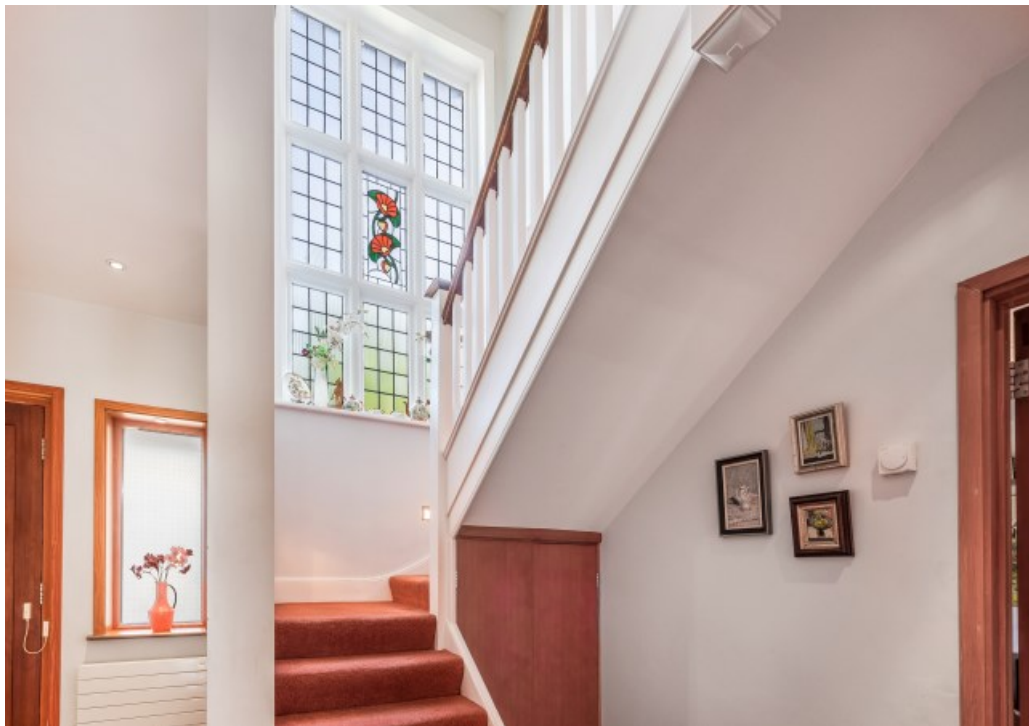
- | | |
|---------------------------------|----------------------------------|
| • 5 Bedrooms | • 2 Reception rooms |
| • 2 Bathrooms (1 en suite) | • Dining room |
| • Cloakroom/WC | • Breakfast room |
| • Utility room | • Kitchen |
| • Garage and off street parking | • Large south west facing garden |

£3,000,000





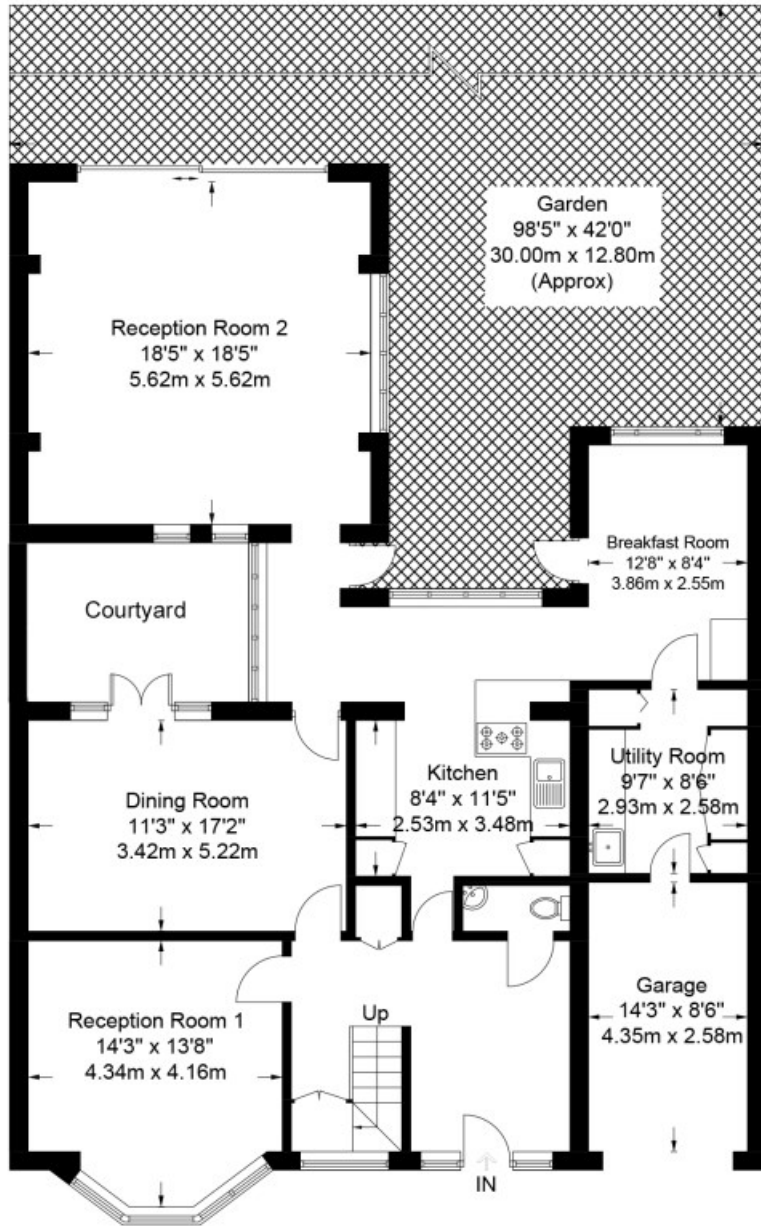






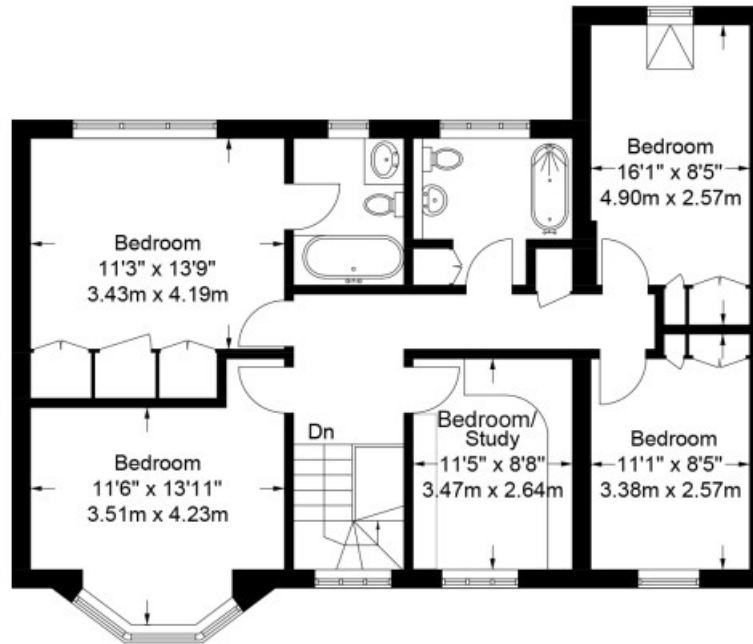
Burbage Road, SE21

Approximate Gross Internal Area
2473 sq ft / 229.8 sq m
(Including Garage)



Ground Floor

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. (ID610376)



First Floor

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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