



Great Brownings, SE21 | Offers In Excess Of £1,000,000

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# In General

- A four-bedroom detached house
- Unique and much sought after location surrounded by Dulwich Woods.
- Four bedrooms, two bathrooms (one en-suite)
- Spacious reception room open-plan to office/study
- Breakfast room, kitchen, ground floor WC
- Bright and spacious double height galleried entrance hall
- Private gardens to the front and rear
- Garage situated en-bloc
- Offered with no onward chain

# In Detail

A four-bedroom detached house in Great Brownings, a beautifully landscaped estate designed in 1966 by Malcolm Pringle of Austin Vernon and Partners. The property is surrounded by Dulwich and Sydenham Woods, which are a wildlife nature reserve.

This light and spacious property occupies an elevated position within the development and provides lovely views of the surrounding woodland. The accommodation comprises on the ground floor a bright and spacious double height galleried entrance hall, kitchen, dining room, WC, and a spacious reception room open-plan to an office/study area. To the first floor there is master bedroom with en-suite bathroom, 3 further bedrooms (all with fitted cupboards) and a second bathroom. To the front and rear there are private gardens with views over the woodland. There is a single garage situated en-bloc.

Dulwich Village is easily accessible with numerous boutiques, cafes and restaurants. The popular Dulwich Park, Belair Park and Dulwich Picture Gallery and Dulwich Golf Club are close-by. The property is also well placed for primary and secondary state schools as well the renowned independent schools including James Allens Girls School, Alleyns School, Dulwich College, DUCKS and Dulwich Prep. Great Brownings is a short walk on a footpath to Sydenham Hill station with services to London Victoria and Blackfriars.

The property is offered with no onward chain..

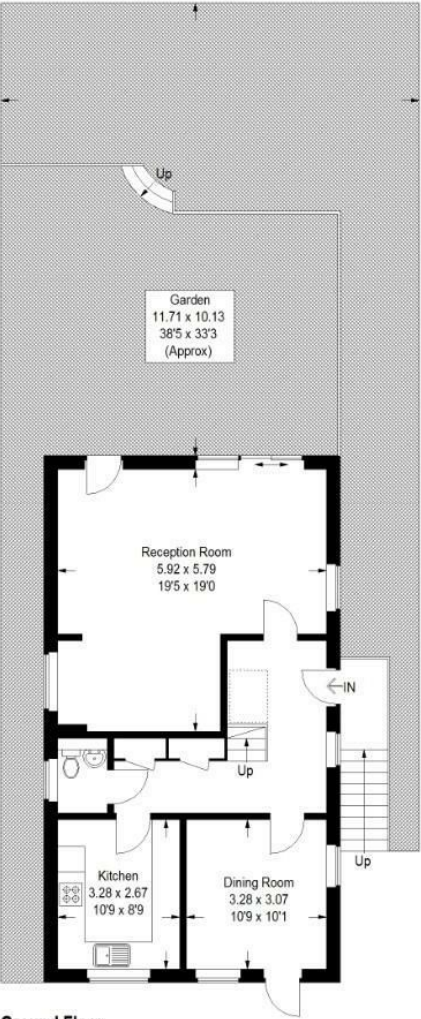
EPC: C | Council Tax Band: G



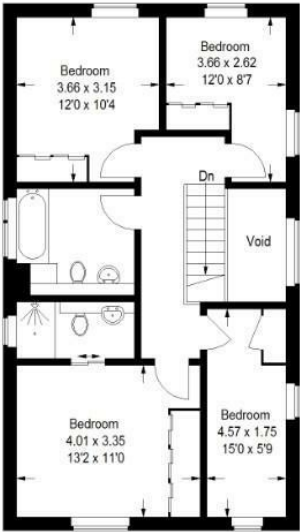
# Floorplan

## Great Brownings, SE21

Approximate Gross Internal Area  
(Excluding Void)  
128.8 sq m / 1386 sq ft



Ground Floor



First Floor

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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.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| 102 plus) <b>A</b>                          |         |           |
| (61-91) <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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