



Turney Road, SE21 | £2,000,000

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In General

- A mid-terrace Edwardian family house
- Extended and upgraded to an extremely high standard
- Five bedrooms, two bathrooms (one en-suite)
- Two reception rooms
- Integrated kitchen/dining room, utility room, cloakroom
- A most delightful 58' landscaped rear garden
- Off street parking with EV charging point
- Large eaves storage area, with lighting and easy access
- Beautifully presented throughout
- Prime location close to Dulwich Village, schools and transport links

In Detail

A stunning Edwardian family house for sale located on this much sought after residential road just a short distance from Dulwich Village.

The property has been extended, upgraded and modernised by the current owners to an extremely high standard creating a beautifully presented interior. The property retains Edwardian fireplaces, cornices and many original features. There is also a Smart Tado heating system with app-based control.

With a gross internal area of 2134 sq ft the property offers particularly spacious and flexible accommodation arranged over three floors comprising of a master bedroom with en-suite bathroom, four further bedrooms, family bathroom, front reception room, kitchen/dining room extending into a utility room, rear reception room, downstairs cloakroom. and a large eaves storage area with lighting and easy access. Externally to the rear there is a beautiful landscaped garden measuring 58' designed and installed by Kate Eyre Garden Design, including automated irrigation system. To the front there is a drive providing off street parking with EV charging point

Both Dulwich Village and Herne Hill are close-by with their range of charming independent shops, cafes and restaurants. Nearby Dulwich Park, Belair Park and Brockwell Park offer beautiful green spaces. The property is also well-positioned for top rated state and independent schools, including Rosendale Road Primary School, Dulwich College, James Allen's Girls School and Alleyn's School. There are excellent rail connections to central London from nearby West Dulwich (Victoria/Blackfriars), Herne Hill (Victoria, Blackfriars, City Thameslink, Kings Cross/St Pancras) and Tulse Hill (London Bridge, Thameslink). Bus routes into central London run along Croxted Road.

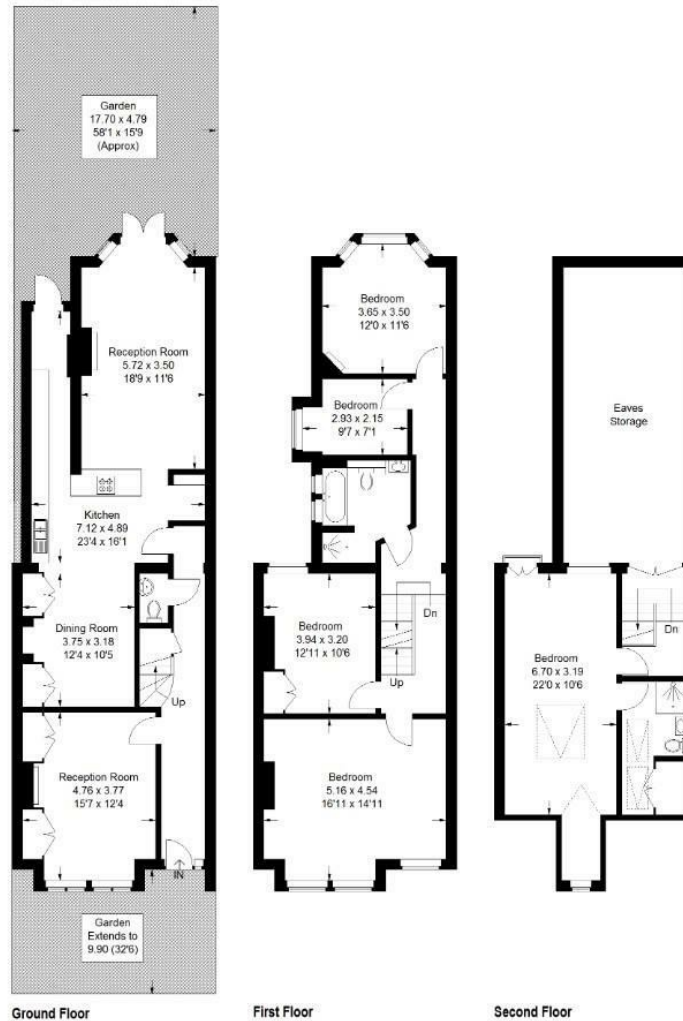
Internal viewing of this exceptional family house is advised.

EPC: D | Council Tax Band: G



Floorplan

Turney Road, SE21
Approximate Gross Internal Area
(Excluding Eaves Storage)
198.3 sq m / 2134 sq ft



Ground Floor

First Floor

Second Floor

Legend: Reduced Headroom Below 1.5 M / 5ft
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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		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C			
55-68) D		61	72
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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