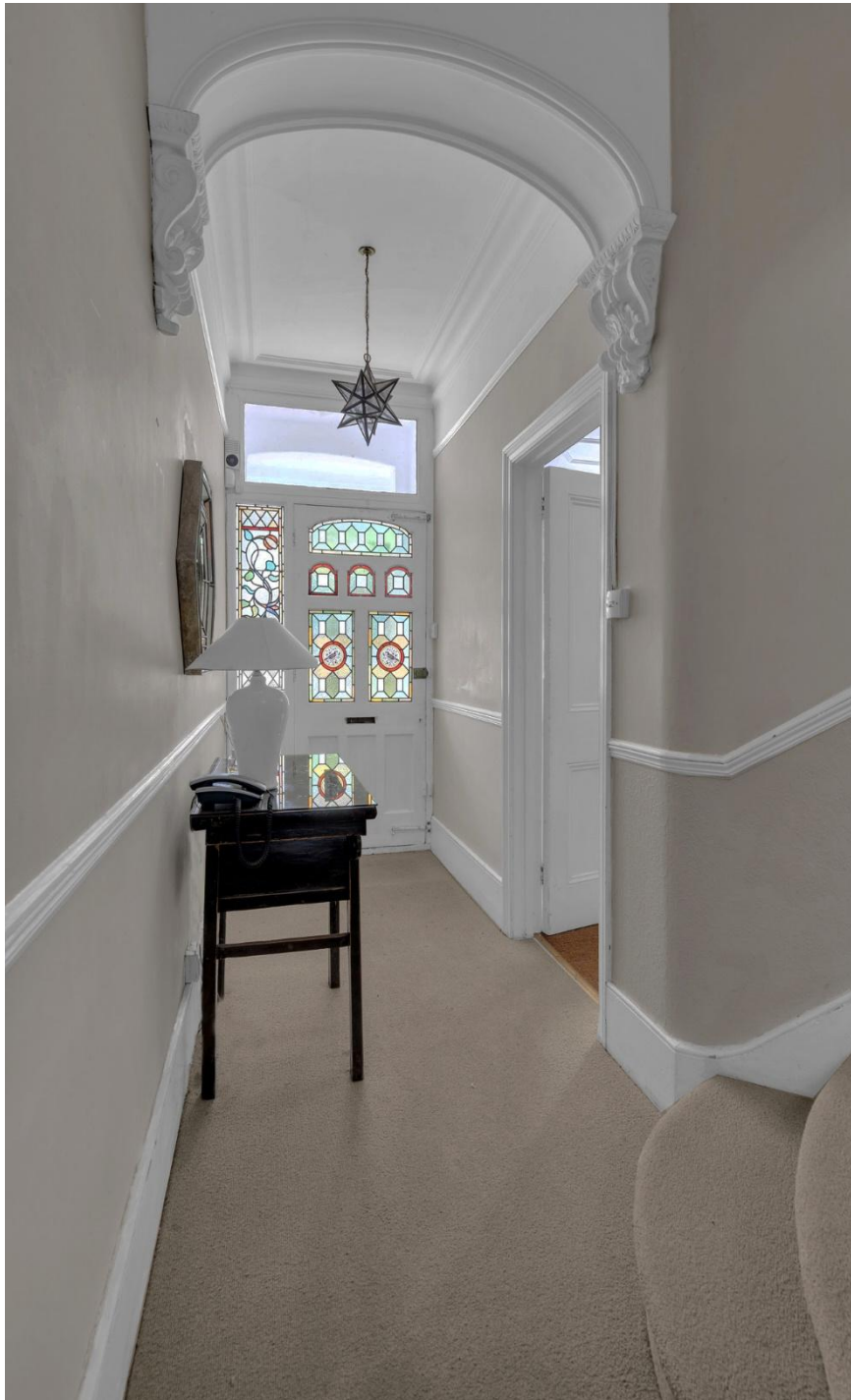


**HARVEY &
WHEELER**
ESTABLISHED 1855

117 TURNEY ROAD
DULWICH, SE21 7JB



Offered chain free, this attractive Edwardian semi-detached home is located on a highly sought-after road near Dulwich Village.

The property offers a gross internal area of 1,656 sq ft (157.4 sq m) and retains many original period features including stained glass windows, high ceilings, and ornate cornicing. There may be scope to extend the accommodation, subject to the necessary planning consents.

The ground floor features a bright and elegant front reception room with a wide bay window, a rear reception room with French doors opening onto a mature private garden (measuring approximately 77'1 x 22'5 / 23.5 x 6.8m), modern kitchen, shower room, and side access. Additionally, there is the original outbuilding attached to the side of the house providing storage and a WC.

Upstairs, there is the principal bedroom with a large bay window, three further bedrooms, a bathroom and a separate WC.

Ideally positioned for families, the house is convenient for highly regarded local schools, excellent transport links, and the wide range of amenities in Dulwich and Herne Hill.

The nearest stations are North Dulwich (direct services to London Bridge, connection at Peckham Rye for the Overground/Windrush Line), West Dulwich (direct services to London Victoria and Blackfriars) and Herne Hill (direct trains to Victoria, Thameslink, Blackfriars and St Pancras.)

EPC Rating D. Tax Band G.

ACCOMMODATION

4 Bedrooms

2 Reception rooms

First floor Bathroom

Modern kitchen

Ground floor shower room

Original attached outbuilding

2 Separate WCs (ground and first floor)

Side passageway

Fitted cupboards

Rear large garden

£1,725,000









Turney Road, SE21

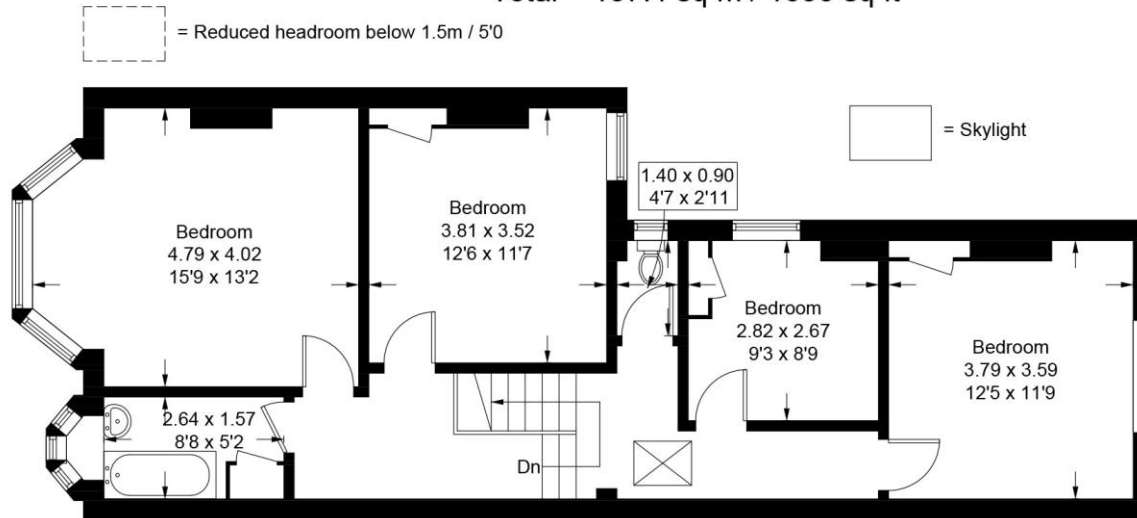
Approximate Gross Internal Area = 147.6 sq m / 1589 sq ft

(Excluding Reduced headroom)

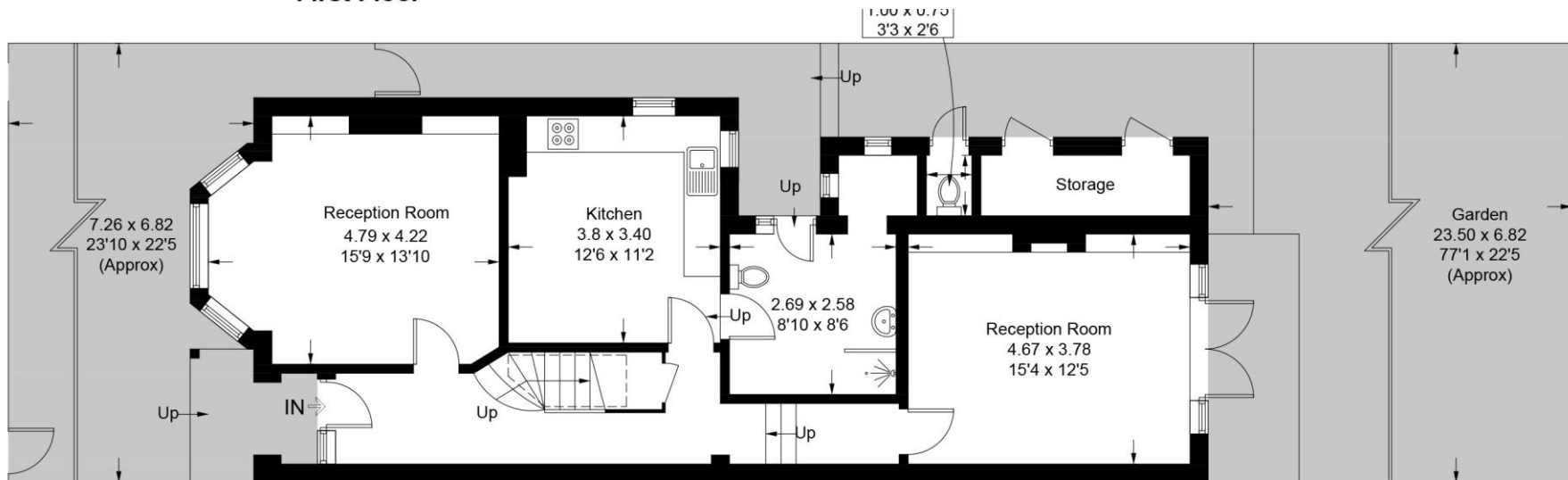
Reduced headroom = 1.8 sq m / 19 sq ft

Outbuildings = 4.5 sq m / 48 sq ft

Total = 157.4 sq m / 1656 sq ft



First Floor



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. (ID1217932)

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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