
HARVEY &
WHEELER
ESTABLISHED 1855
100 BURBAGE ROAD
DULWICH SE24



This well designed and recently redecorated five bedroom, three bathroom semi-detached Edwardian family home, with off-street parking, is ideally situated for the excellent schools, shops and amenities of Dulwich Village and Herne Hill.

Offered chain free, the property offers approximately 2,877 sq ft (267.31 sq m) of gross internal accommodation, with well-proportioned rooms and large windows providing an abundance of natural light. The spacious lower ground floor offers valuable additional living space, ideally suited to a cinema room, playroom or home office. There may be potential to extend further subject to obtaining the necessary consents.

The ground floor features an elegant front reception room with a wide bay window, alongside a bright and spacious open-plan kitchen, extended to create an impressive family living and entertaining space. The kitchen incorporates a central island, utility room, breakfast area and dining area, with both the breakfast and dining area opening onto the rear paved terrace and mature garden, measuring approximately 113'5 x 25'6 (34.60 x 7.80m). At the far end of the garden is a detached studio, offering excellent flexibility as a secondary home office, gym or creative workspace. A separate WC is conveniently located off the entrance hall.

The first floor comprises three bedrooms, including a principal bedroom with a walk-in wardrobe and en suite bathroom, together with a family bathroom serving the remaining bedrooms. The second floor provides two further double bedrooms, both with fitted wardrobes, and an additional shower room.

Dulwich and Herne Hill offer an excellent range of recreational and cultural amenities, including Dulwich Park, Brockwell Park, Herne Hill Velodrome and Dulwich Picture Gallery. The popular cafés, restaurants and independent shops of both Dulwich Village and Herne Hill are also within easy reach.

The property benefits from excellent transport connections, with North Dulwich and Herne Hill stations both nearby, offering convenient services to London Bridge, Victoria, Blackfriars and St Pancras. The area is particularly renowned for its outstanding selection of schools, including Dulwich College, James Allen's Girls' School (JAGS), Alleyn's School, Herne Hill School, Dulwich Hamlet Junior School, Judith Kerr Primary School and The Charter School North Dulwich.

Freehold. EPC Rating D. Tax Band G.

**ACCOMMODATION**

| | |
|---|---|
| 5 Bedrooms | 2 Reception rooms |
| 3 Bathrooms with 1 en suite | Open plan kitchen/reception room |
| Walk-in wardrobe | Large mature rear garden |
| Ground floor WC | Garden studio |
| Utility room | Off-street parking |

£3,500,000

































# BURBAGE ROAD, SE24

Approx. Gross Internal Floor Area

**Including Studio 3011 Sq. ft/279.77 Sq. m**

**Excluding Studio 2877 Sq. ft/267.31 Sq m**












Lower Ground Floor | Ground Floor | First Floor | Second Floor

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

## Viewing is recommended, but strictly by appointment with Sole Agents

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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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