

**HARVEY &  
WHEELER**  
ESTABLISHED 1855



4 FRANK DIXON WAY  
DULWICH, SE21 7BB



Offered chain free, a detached family house in one of the finest and most sought after private roads in Dulwich with huge scope for improvement subject to any necessary consents. Over the years many houses in this road have been extended or entirely rebuilt.

The house has a magnificent south facing rear garden 117' deep x 69' wide (35.7m x 21m).

Ideally located for the amenities of Dulwich Village as well as the outstanding Dulwich schools including Dulwich College, Alleyn's and JAGS.

Currently with four double bedrooms, a front garden with a driveway leading to a double garage. The house has a total gross internal area of approximately 2,293 sq ft (213 sq m).

The ground floor comprises a kitchen, a separate utility room, a bathroom, dining room and sitting room. A standout feature being the spacious, dual-aspect sitting room, which spans the full depth of the house. This bright and airy space benefits from French doors at the rear, opening directly onto a paved terrace. The garden is well stocked and landscaped with mature trees, established shrubs and a variety of flowering plants.

On the first floor, there are four double bedrooms and a second family bathroom.

The nearest stations are West Dulwich (Victoria, Blackfriars) and North Dulwich (London Bridge and two stops to Peckham Rye for the Overground/Windrush Line and Docklands).

Freehold. EPC Rating D. Tax Band G.



#### ACCOMMODATION

4 Double bedrooms	Dual aspect sitting room
2 Family bathrooms	Dining room
Loft space	Separate kitchen
Double garage	Utility room
Front garden with driveway	Magnificent south facing rear garden

£3,500,000







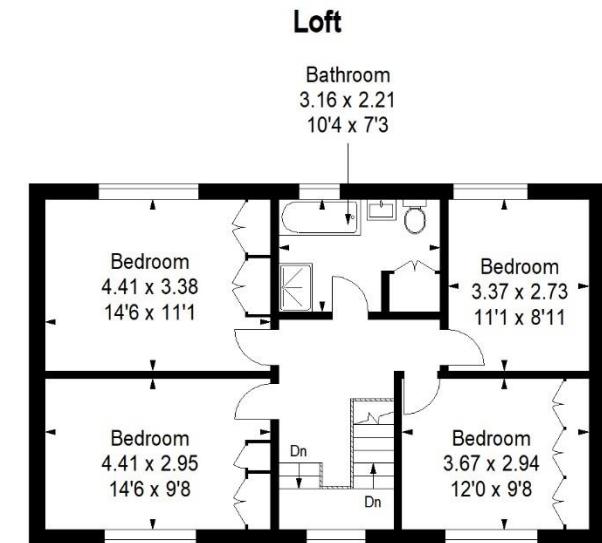
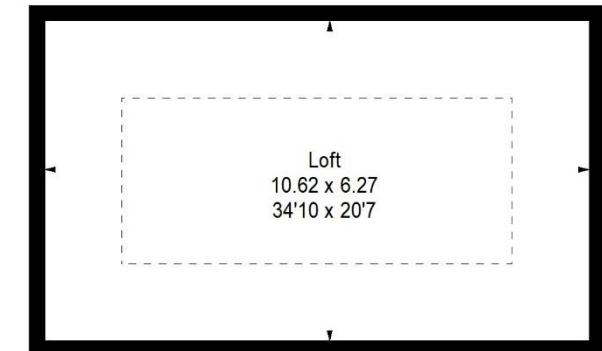
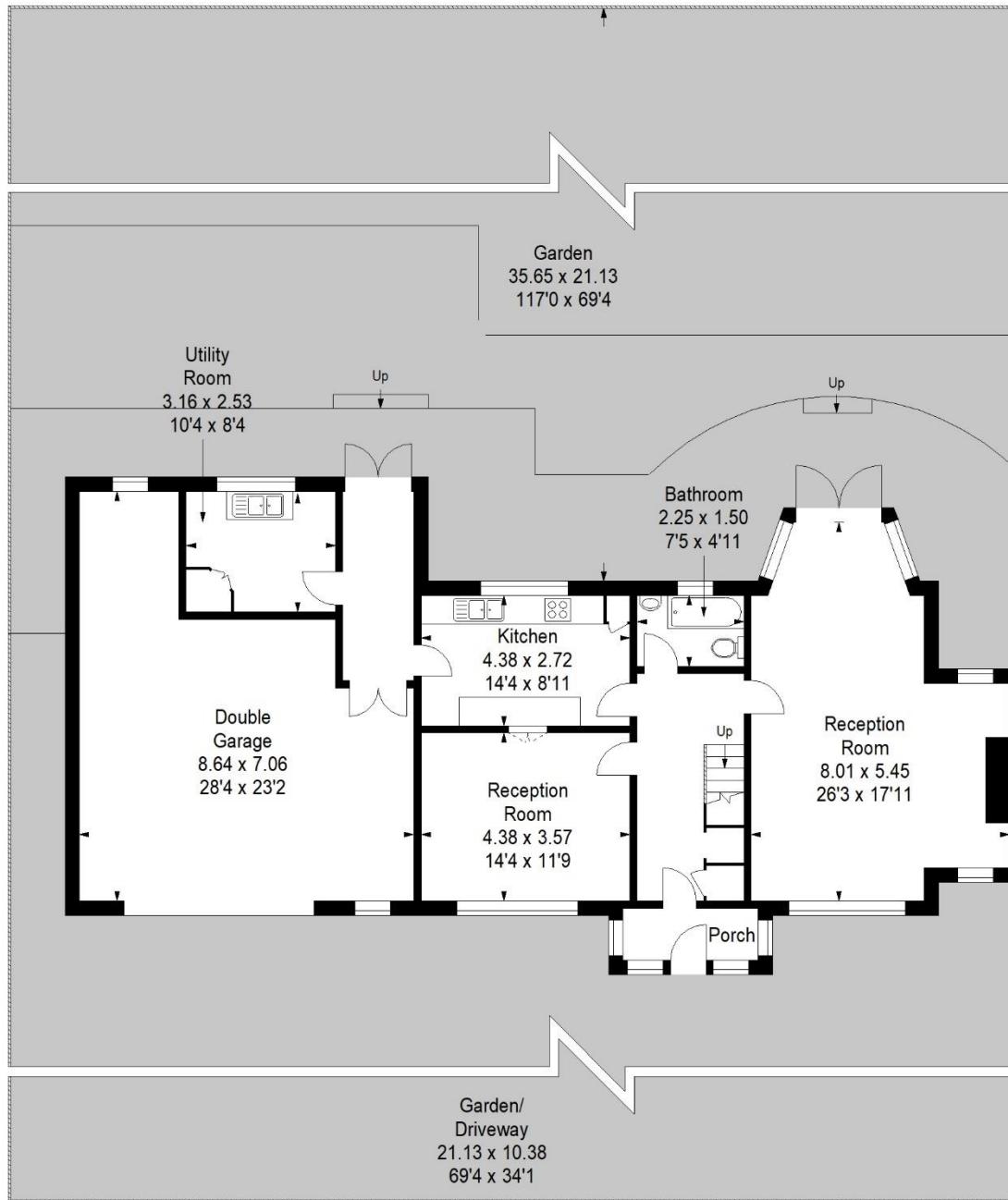


# 4 Frank Dixon Way, SE21

Approximate Gross Internal Area = 213.02 Sq m / 2293 Sq ft  
(Including Double Garage/ Utility, Excluding Loft)

Loft = 66.61 Sq m / 717 Sq ft

Total Area = 279.63 Sq m / 3010 Sq ft



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

[harveywheeler.com](http://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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