

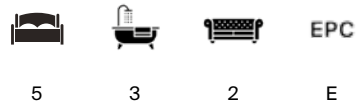


BURBAGE ROAD
, DULWICH VILLAGE SE24



BURBAGE ROAD

An immaculate five bedroom, three bathroom semi-detached family home with a South West facing garden with views on to Edward Alleyn Sports Ground.



Local Authority: London Borough of Southwark & The Dulwich Estate Scheme of Management

Council Tax band: G

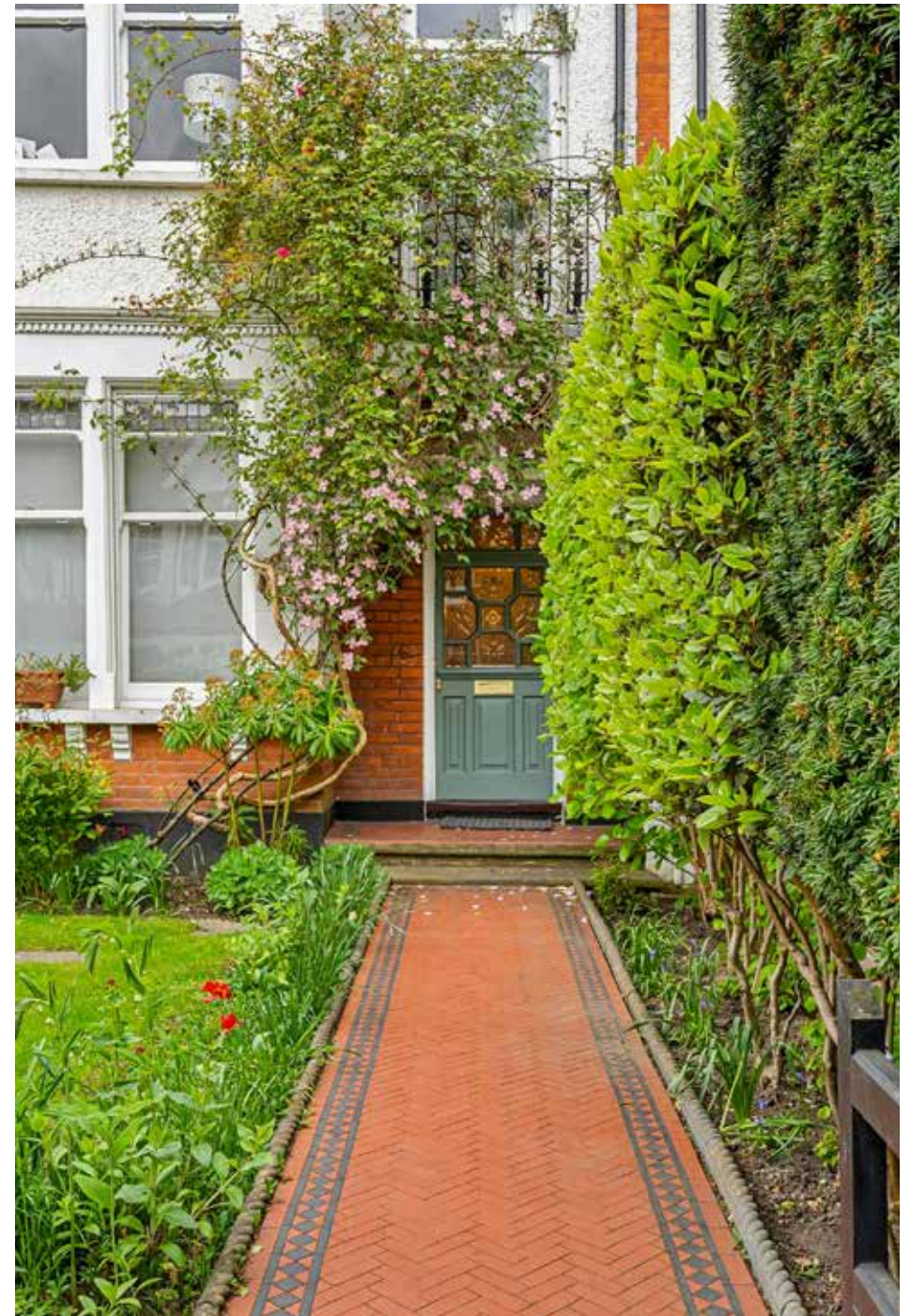
Tenure: Freehold

Guide Price: £3,500,000

TIMELESS AND CHARMING SEMI-DETACHED HOME

Exceptionally updated throughout, this substantial five bedroom, three bathroom semi-detached family home is located on a highly sought-after tree-lined residential road moments from the many amenities of Dulwich Village and Herne Hill.

The welcoming entrance hall leads to a front aspect reception, both with plenty of character typical of a property of this era including high ceilings, bay window, ornate cornicing and a feature fireplace.







SPACIOUS FAMILY COMFORT

To the rear is a wonderful extended full width kitchen entertaining area that provides a true hub of the house and is flooded with natural light. The kitchen, designed and installed by Eclectic Interiors includes ample eye-level and surface level surface with Miele appliances and it leads through to a study, utility area and a multi-purpose snug. There is also a dining area with extensive bi-fold doors on to the patio area, ideal for al-fresco dining and it leads to the secluded 85 foot South West facing rear garden.

Spread across the upper floors are five well maintained, bright and airy bedrooms including a special principal suite with ample fitted wardrobes and a contemporary en-suite with a separate bath and shower enclosure. There are two other family bathrooms and all three of them have underfloor heating. There is also a handy loft room that the current owners have used as a work from home space.







THE LOCAL AREA

Burbage Road is one of the most prestigious addresses in Dulwich. This house is ideally situated for both the shops and amenities of the Village as well as the transport links from North Dulwich station and Herne Hill station. The lovely green spaces of Belair Park, Dulwich Park and Brockwell Park are nearby and sought-after state schools are on the doorstep, as are world-renowned independent options such as James Allen's Girls School, Alleyn's School and Dulwich College.

Transport links are excellent. Herne Hill Rail Station is nearby (0.6 miles) with direct services to London Victoria and Blackfriars and North Dulwich Station (0.7 miles) provides direct access to London Bridge.

All distances are approximate.





Burbage Road, SE24

Ground Floor = 126.7 sq m / 1364 sq ft

First Floor = 98.0 sq m / 1055 sq ft

Second Floor = 53.0 sq m / 570 sq ft

Loft = 17.2 sq m / 185 sq ft

(Excluding Eaves Storage & Reduced Headroom)

Eaves Storage & Reduced Headroom = 7.9 sq m / 85 sq ft

Total = 302.8 sq m / 3259 sq ft



Approximate Gross Internal Area = 294.9 sq m / 3,174 sq ft (Excluding Eaves Storage & Reduced Headroom) | Eaves Storage & Reduced Headroom = 7.9 sq m / 85 sq ft
Inclusive Total Area = 302.8 sq m / 3,259 sq ft

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. (ID767266)

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We have been informed the property historically suffered from minor subsidence / settling, you should ensure you take independent advice on this.

