

**HARVEY &  
WHEELER**  
ESTABLISHED 1855

84 ALLEYN PARK  
DULWICH SE21 8SL



A detached house on a sought after residential road in West Dulwich very well located for all the local amenities and schools including Dulwich College, Dulwich Prep & Senior, Ducks and Oakfield school.

With an overall gross internal area of 1,503 sq ft (140 sq m), the accommodation is thoughtfully planned and arranged over two floors.

On the ground floor, there is the large reception room with hardwood flooring. Patio doors on each side of the fire place lead to the private garden area. A separate WC and the fully equipped kitchen can be accessed from the entrance hall. On the same floor, there is a separate room which can be used as a snug /study or additional bedroom.

Upstairs, there are three double bedrooms, including one with en suite shower room/WC, and a family bathroom with a L shape shower bath. All the bedrooms have fitted wardrobes. One of the double bedrooms benefits from an access to a small room that can be a study, a walk-in wardrobe or a great storage space.

The nearest station is West Dulwich (direct to Victoria and Blackfriars).

Chain free. Freehold. EPC Rating D. Tax Band F.

**ACCOMMODATION**

<b>3 Double bedrooms</b>	<b>Detached house</b>
<b>Fourth bedroom/snug/study on ground floor</b>	<b>Large reception room</b>
<b>Fitted wardrobes</b>	<b>Fully equipped kitchen</b>
<b>Family bathroom with L shape shower bath</b>	<b>Study/walk-in wardrobe/storage space</b>
<b>En suite shower room/WC</b>	<b>Fully air conditioned</b>
<b>Ground floor WC</b>	<b>Private garden area</b>

**£ 1,150,000**

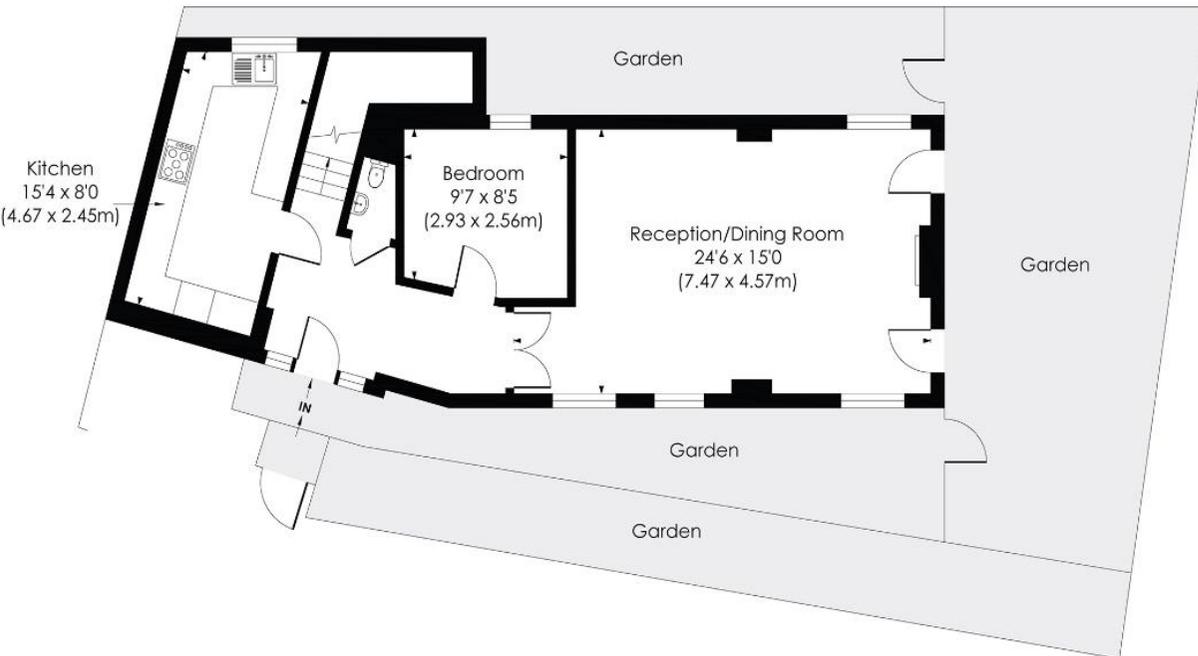
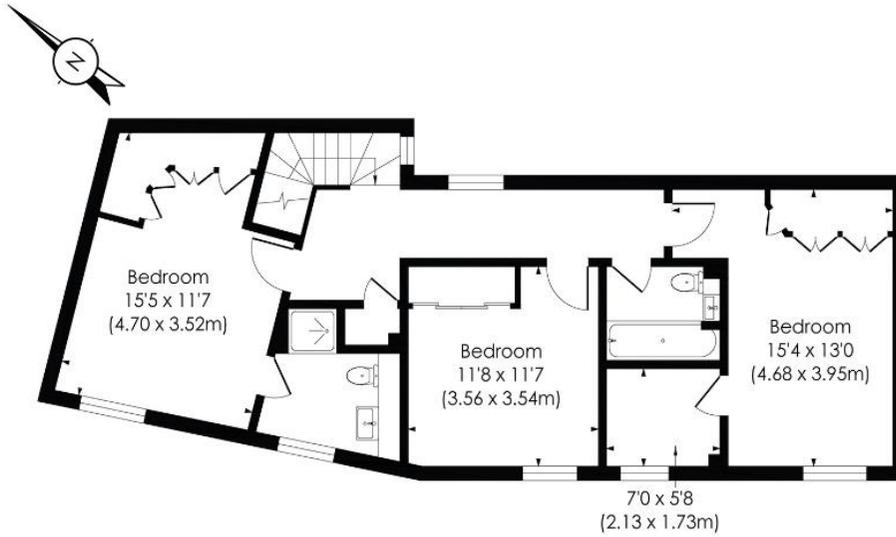




# ALLEYN PARK, SE21

Approx. Gross Internal Floor Area

1503 Sq. ft/139.63 Sq. m



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

[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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