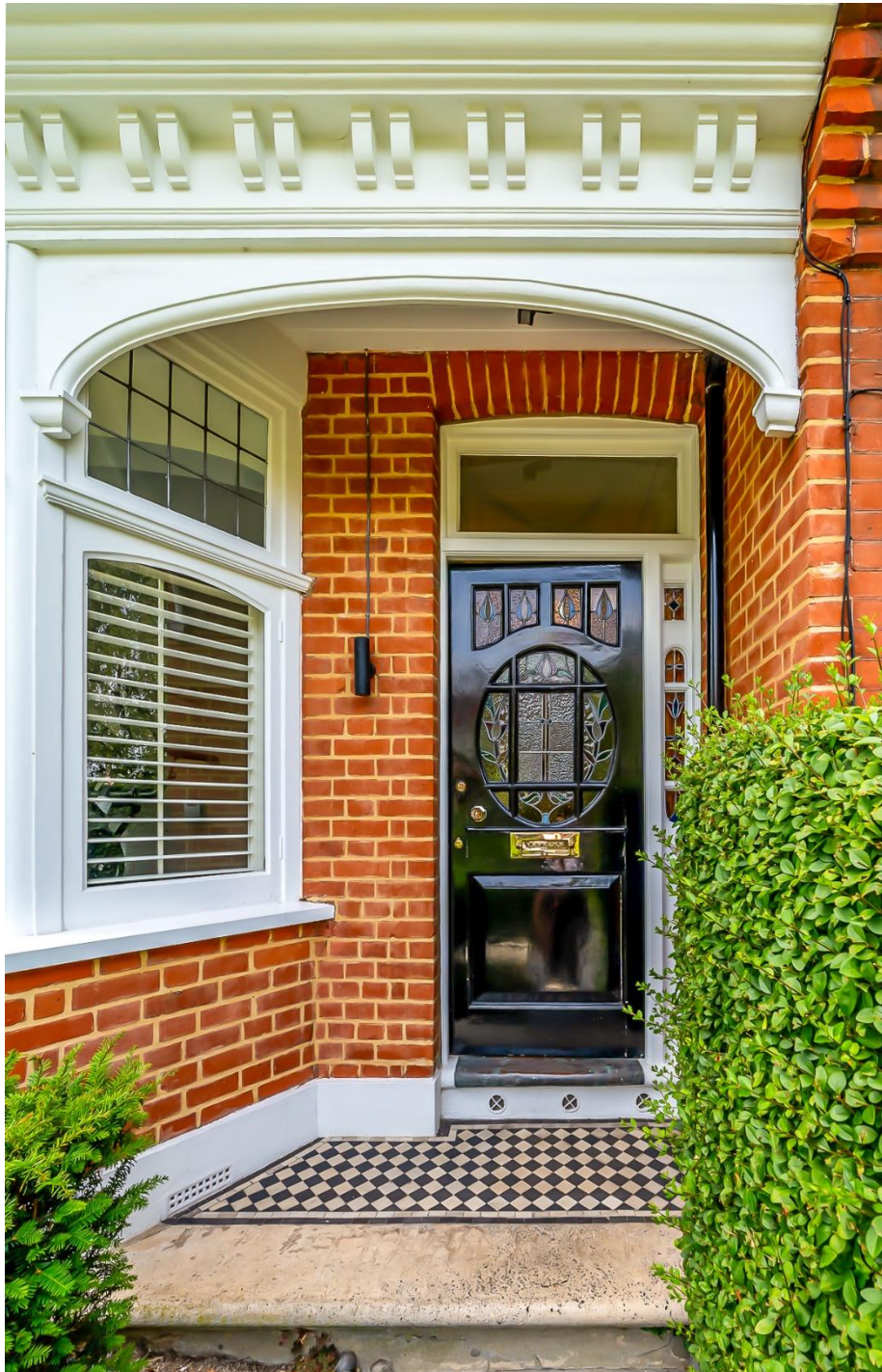


**HARVEY &
WHEELER**
ESTABLISHED 1855

56 DOVERCOURT ROAD
DULWICH SE22 8ST



An exceptional Edwardian semi-detached house combining period character with modern living, complete with off-street parking and a west-facing garden. The property extends to approximately 1,755 sq ft (163 sq m), excluding the eaves (c. 2,000 sq ft including), and provides spacious and well-balanced accommodation finished to a high standard throughout.

The ground floor comprises an elegant front reception room featuring a wide bay window overlooking the landscaped front garden. To the rear, the impressive open-plan kitchen and dining room provides an excellent entertaining space, with French doors opening onto a west-facing patio and mature, well-stocked garden. The annex has been thoughtfully converted into a versatile home office or additional bedroom, complete with underfloor heating and en suite WC. Further benefits include a useful laundry cupboard beneath the stairs, side access, rear garden storage, and a dedicated bin and bicycle store to the front of the property.

On the first floor, there is the principal bedroom, two further bedrooms, a shower room and a separate WC. The second floor offers a spacious fourth bedroom with an en-suite bathroom featuring a freestanding bath and delightful views across Alleyn's playing fields.

Situated on one of the area's most sought-after roads, the house is exceptionally well placed for a wide selection of highly regarded state and independent schools, as well as the amenities of both Dulwich Village and East Dulwich. Properties of this calibre in such a desirable location are consistently in demand, and early viewing is highly recommended.

Excellent transport links are available from North Dulwich railway station, providing services to London Bridge station and connections at Peckham Rye station for the Overground network. Numerous bus routes are also nearby. The popular shops, cafés, and restaurants of Lordship Lane are also within easy reach.

Freehold. EPC Rating D. Tax Band F.

ACCOMMODATION

4 Bedrooms

Open plan kitchen and dining room

Study/ further bedroom

Front reception room

2 Bathrooms

Custom-fitted wardrobes

2 Separate WCs

West facing rear garden and external storage

Ground floor laundry cupboard

Landscaped front garden and off street parking

£2,100,000









Dovercourt Road, SE22

Approximate Gross Internal Area = 163.04 Sq m / 1755 Sq ft
(Excluding Eaves)

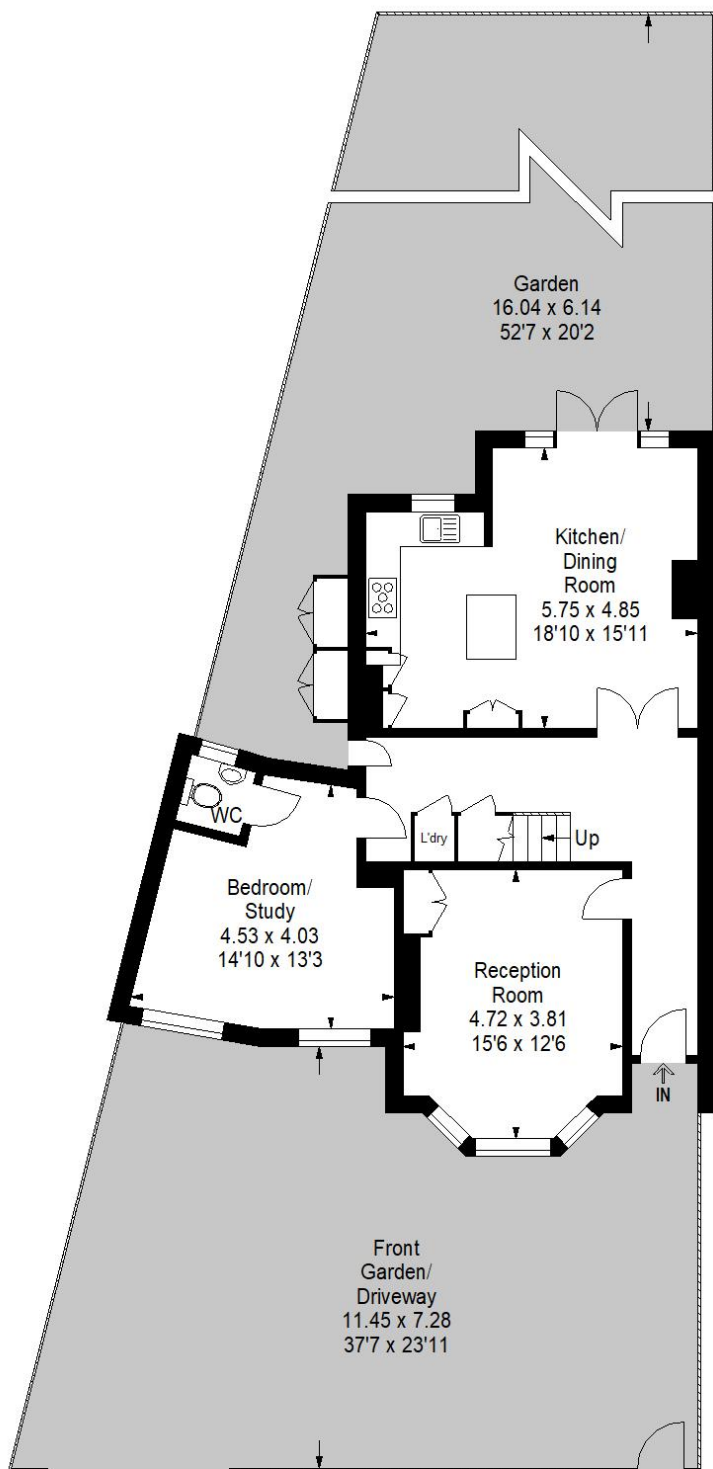
Eaves = 28.43 Sq m / 306 Sq ft

Total Area = 191.47 Sq m / 2061 Sq ft

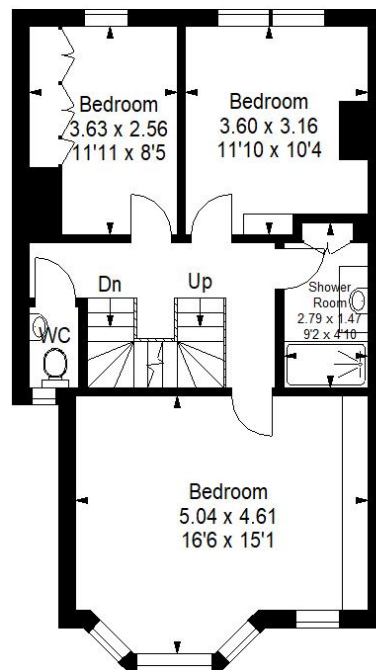


= Reduced headroom below 1.5m / 5'0"

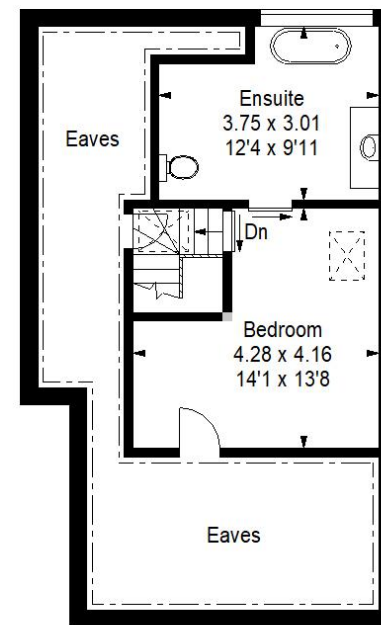
= Sky Light



Ground Floor



First Floor



Second 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.

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.

**HARVEY &
WHEELER**
ESTABLISHED 1855

33 Dulwich Village
London, SE21 7BN
020 8693 4321

mail@harveywheeler.com

harveywheeler.com

