

**HARVEY &
WHEELER**
ESTABLISHED 1855

13 Allison Grove, Dulwich, SE21 7ER



An immaculate three bedroom semi-detached house with garage and west facing rear garden situated in a cul de sac location off Dulwich Common being particularly convenient for Dulwich College, Dulwich Park and the amenities of Dulwich Village.

The property has been re-furbished throughout including fitting a new boiler, re-wiring, carpets and re-decoration.

The accommodation comprises open plan sitting room and dining room with wood block flooring; kitchen opening onto covered side passageway leading to the rear garden, with doors to utility room and garage; downstairs cloakroom/WC; First floor: 3 bedrooms and bathroom. Off street parking to front driveway; Garage.



ACCOMODATION

3 Bedrooms

Reception room

Family bathroom

Dining room

Separate WC

Kitchen

Utility room

West facing garden 42'6 x 58'

Covered side passageway

Garage

£3,250 pcm



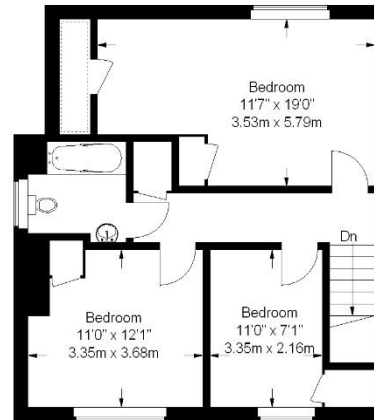




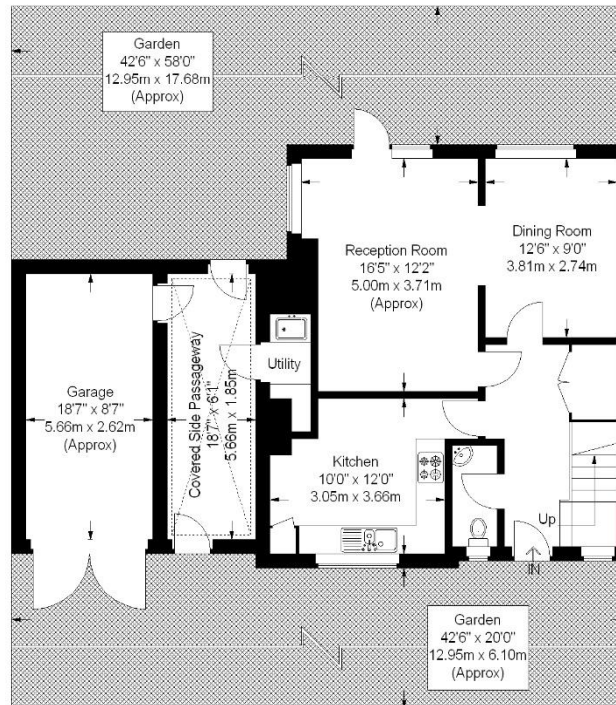


Allison Grove, SE21

Approximate Gross Internal Area
 Ground Floor = 773 sq ft / 71.8 sq m
 First Floor = 625 sq ft / 58.1 sq m
 Garage = 167 sq ft / 15.5 sq m
 Total = 1565 sq ft / 145.4 sq m



First Floor



Ground 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. (ID175381)

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.



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