HARVEY & WHEELER
ESTABLISHED 1855

11 DULWICH WOOD AVENUE, SE19 1HB

A very attractive period detached double fronted five bedroom family house occupying a substantial plot with extensive accommodation and a magnificent mature and secluded south facing rear garden.

Situated in this sought after residential road on the Dulwich Estate, the property is conveniently located for Dulwich College, Dulwich Prep London and DUCKS (other foundation Schools include JAGS & Alleyn's). Dulwich Upper Woods are within a hundred metres of the house.

The total gross internal area is approximately 3,370 sq ft (313 sq ft) and the layout works well for both entertaining and family life. The house is in good decorative order and has off street parking for two cars at the front. There is excellent storage space with fitted wardrobes, cupboards and eaves throughout the house.

On the ground floor, there are three reception rooms including a drawing room and dining room both with marble fire places and a spacious rear sitting room with three sets of French doors overlooking and opening onto the rear garden. Additionally, this room benefits from large skylights providing excellent natural light to the kitchen which is fitted with a middle island. The breakfast room opens onto a charming, paved patio for al fresco dining. There is also a study, utility room and WC on the same floor. The spectacular mature south facing rear garden measures 175' x 60' (53 x 18 m) and has a large garden room at the back, ideal for a gym, play room or second office. On the first floor, there are four bedrooms including two large double bedrooms each with a dressing room for each and a shared "Jack & Jill" shower room. There is also a family bathroom with bath, walk in shower and double wash basin on the same floor. On the second floor, there is the fifth bedroom: double with en suite bathroom.

The nearest station is Gipsy Hill (approx. 5 minute walk) with direct services to London Bridge, London Victoria and one stop to Crystal Palace for the London Overground. Alternatively, Crystal Palace Overground station is about 0.6 mile walk (approx. 15 minute walk) from the property. EPC Rating (D)

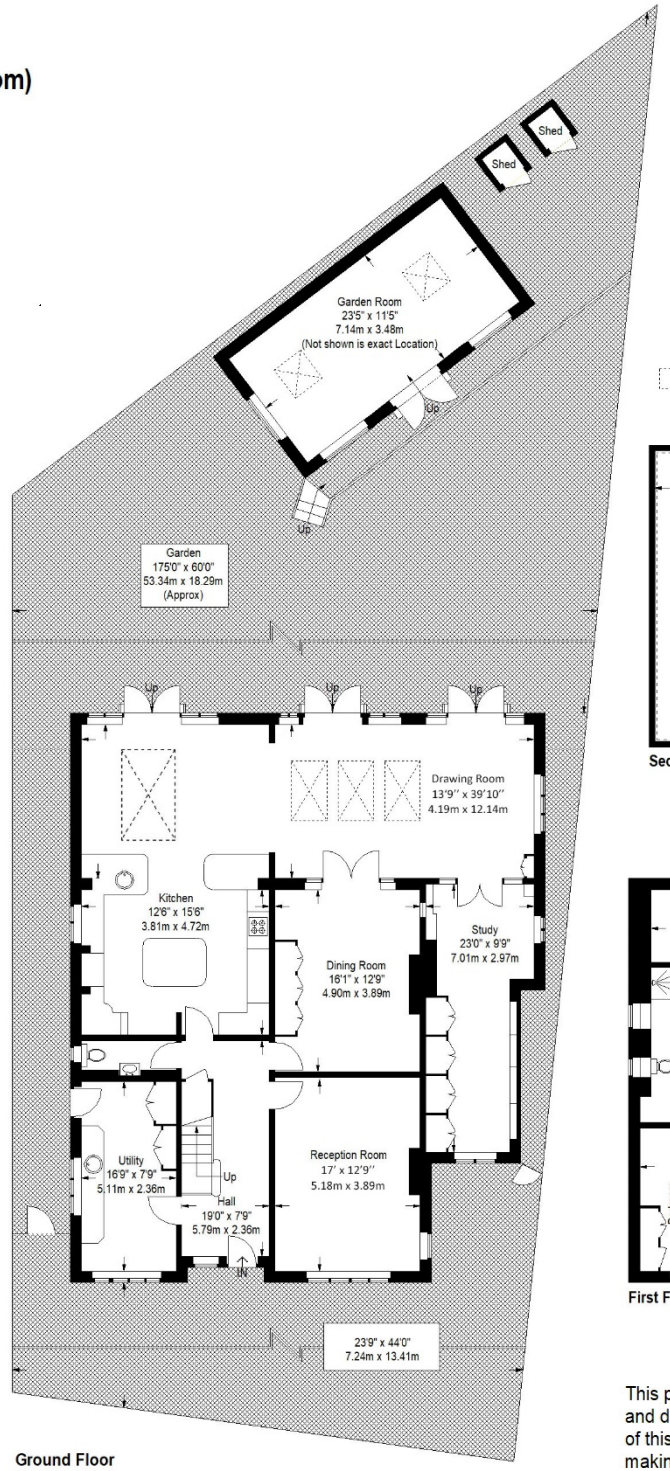
ACCOMMODATION

5 Bedrooms	3 Spacious reception rooms
2 Dressing rooms	Kitchen/breakfast room
Family bathroom	Utility room & study
En suite bathroom	Ground floor WC
"Jack & Jill" shower room	Large mature & secluded south facing rear garden

£2,300,000

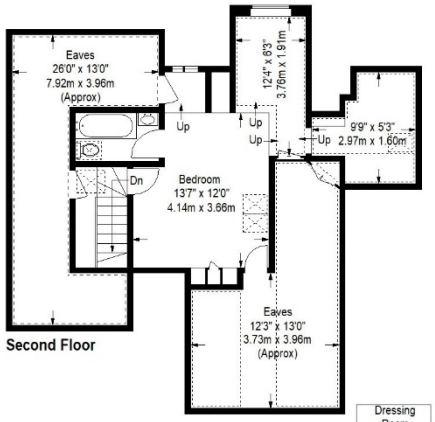
Dulwich Wood Ave, SE19

Approximate Gross Internal Area (Excluding Sheds & Garden Room)
Ground Floor = 165.9 sq m / 1786 sq ft
First Floor = 110.2 sq m / 1186 sq ft
Second Floor (Excluding Eaves)
36.9 sq m / 397 sq ft
Total (Excluding Garden Room)
313 sq m / 3369 sq ft
Total (Including Garden Room)
338 sq m / 3639 sq ft

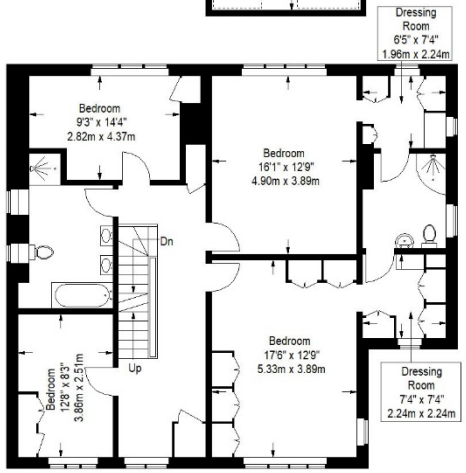


Ground Floor

= Reduced headroom below 1.5 m / 5'0



Second Floor



First 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. (ID:456852)

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

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