

**HARVEY &
WHEELER**
ESTABLISHED 1855

7 WOODHALL DRIVE
DULWICH, SE21 7HJ



A substantial mid-century modern detached family house with double garage and off street parking for several cars occupying an excellent location in an elevated position with secluded rear garden and exceptional views across London.

The house has been extended and altered over the years and there may be scope for further extension subject to any necessary consent.

The gross internal area is approximately 3,050 sq ft (283.4 sq m) including the integral double garage (excluding the two cellars and the three outhouses).

On the split-level ground floor, there is a spacious reception room opening onto the rear balcony patio and overlooking the garden measuring 95'6 wide x 41'1 (29.11m x 12.53m), the kitchen/dining room/family room opens onto two terraces, both with access to gardens. Utility room off kitchen. Study/lounge room opening onto the rear terrace shared with the kitchen/dining room/family room. Additionally, there is a second a study/lounge, and a separate WC from entrance hall.

On the first floor, there is the principal bedroom with an en suite shower room and walk-in wardrobe, four further bedrooms and two family bathrooms.

Woodhall Drive is a private road off College Road particularly well located for Dulwich College and Dulwich Prep London. The nearest railway station is Sydenham Hill with direct trains to London Victoria and two stops to Herne Hill for Thameslink services.

Please note probate has not yet been granted.

EPC Rating D. Tax Band H.

ACCOMMODATION

5 Bedrooms	Reception room opening onto the rear balcony patio
2 Family bathrooms	Kitchen/dining room/family room opening onto 2 terraces
En suite shower room	Utility room
Separate WC	Basement: double garage, cellars and 3 storage rooms
2 Studies/lounges	Wide rear garden with views towards the City of London

£2,500,000









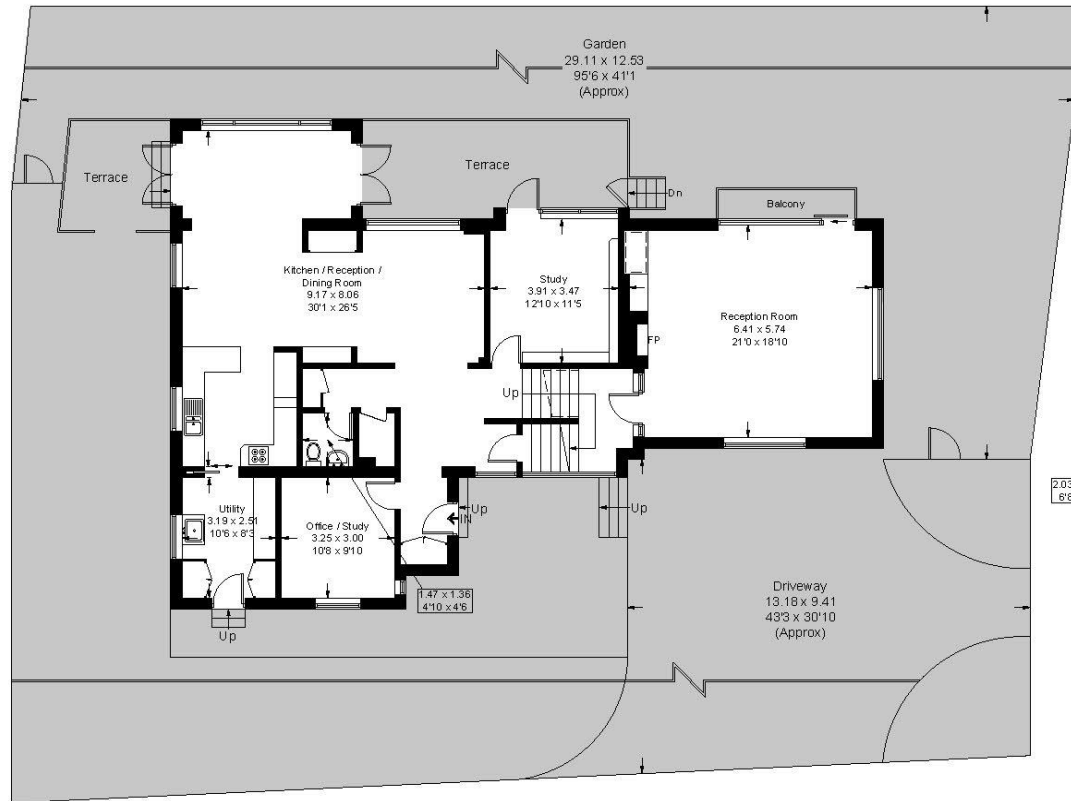
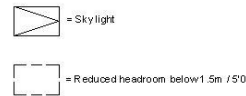
Woodhall Drive, SE21

Approximate Gross Internal Area = 283.4 sq m / 3050 sq ft
(Including Garage / Excluding Cellars and 3 Storage Rooms)

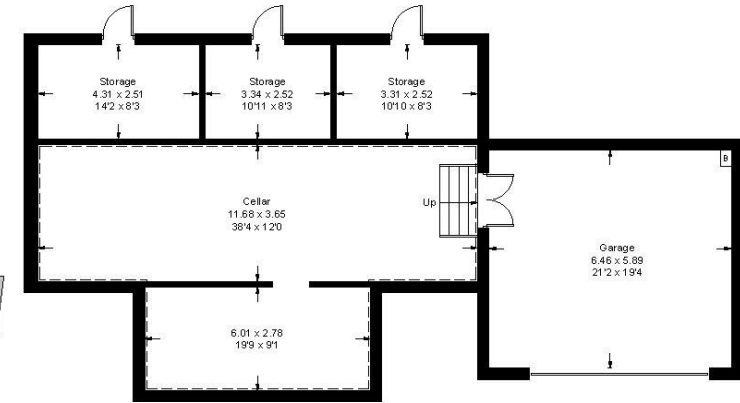
Basement = 71.1 sq m / 765 sq ft (Including Garage)

Reduced headroom = 62.9 sq m / 677 sq ft

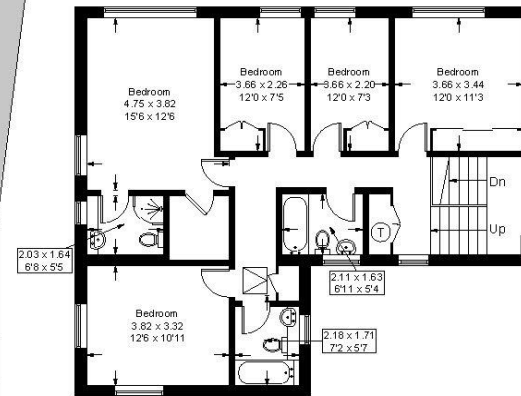
Total = 377.7 sq m / 4065 sq ft



Ground Floor



Basement



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. (ID1153415)

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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33 Dulwich Village
London, SE21 7BN
020 8693 4321

mail@harveywheeler.com
harveywheeler.com
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