

**HARVEY &  
WHEELER**  
ESTABLISHED 1855

**3 EASTLANDS CRESCENT  
DULWICH, SE21 7EG**



A semi-detached house with an expansive rear garden in this much sought after road a short distance from the Court Lane entrance to Dulwich Park and well located for all the amenities of Dulwich Village and local schools including JAGS, Alleyn's and Dulwich College.

The approximate gross internal area is 1,995 sq. ft. (185.3 sqm) this includes the integral garage. The house would benefit from improvement and modernisation and there may be scope to extend the house subject to any necessary consent.

The ground floor offers two reception rooms: one at the front with a wide bay window and a second one at the rear with French doors opening onto the rear paved terrace and garden mainly laid to lawn, extending to 139'5" (42.50m). The open plan kitchen/family room has a bay window overlooking the rear garden, a sky lantern and sliding doors leading directly to the rear paved terrace ideal for outside entertainment. Additionally, there is the garage, outside cupboard (currently used as a utility room) and a separate WC that can be accessed from the entrance hall.

On the first floor, there is the principal bedroom with a bay window, fitted wardrobes and a wash basin. Three further double bedrooms including a dual aspect bedroom, a family bathroom and a separate WC are on the same floor.

At the front there is off street parking and a well-maintained garden.

The nearest station is North Dulwich with direct services to London Bridge and Peckham Rye for the interchange to the Windrush line for Docklands and the City.

Early viewing is strongly recommended. EPC Rating E.



#### ACCOMMODATION

**4 Bedrooms**

**2 Reception rooms**

**Family bathroom**

**Open-plan kitchen/family room**

**2 Separate WCs**

**Integral garage and off street parking**

**Outside cupboard**

**Expansive rear terrace and garden**

**£2,100,000**







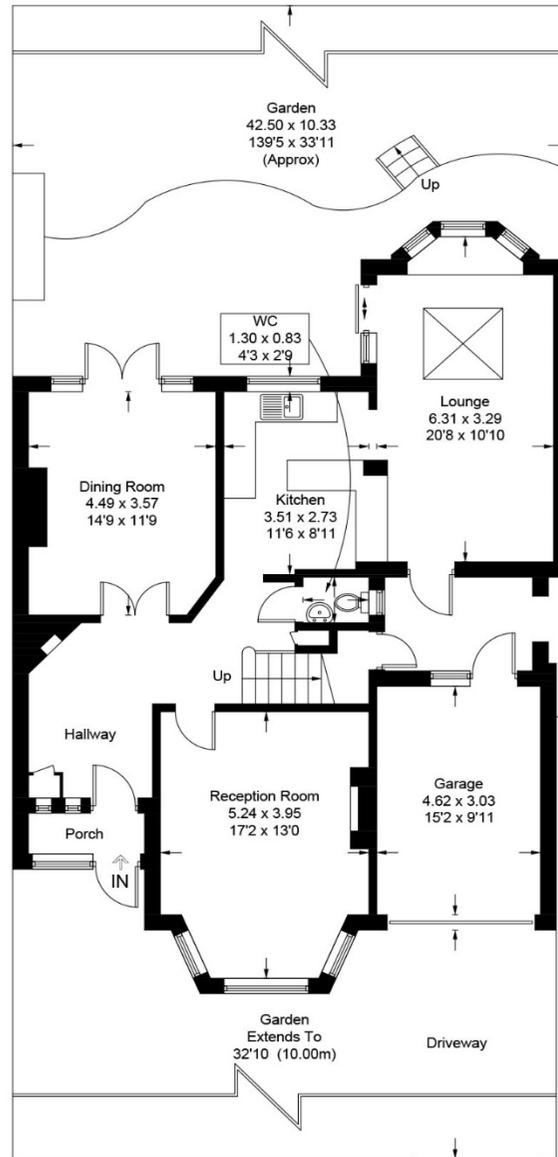


# Eastlands Crescent, SE21

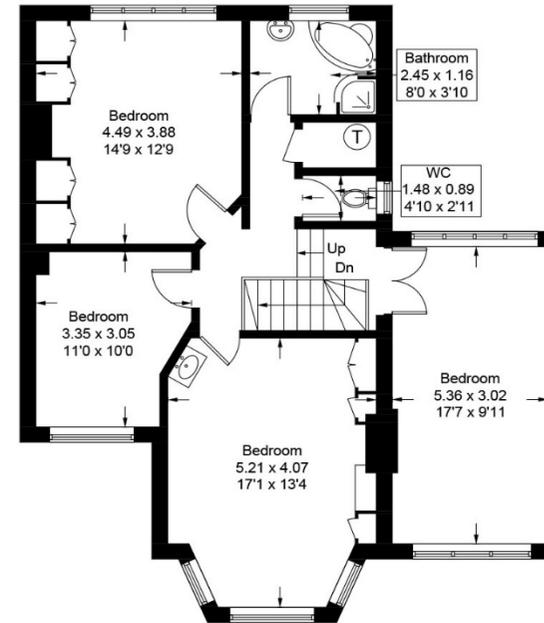
Approximate Gross Internal Area = 171.2 sq m / 1843 sq ft

Garage = 14.1 sq m / 152 sq ft

Total = 185.3 sq m / 1995 sq ft



Ground 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. (ID1179389)

## 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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