

**HARVEY &
WHEELER**
ESTABLISHED 1855



7 COLLEGE ROAD
DULWICH VILLAGE SE21 7BQ



A substantial semi-detached home built in the 1950s, featuring a large, mature rear garden and an exceptional Dulwich Village location adjacent to Dulwich Park.

Wide off-street parking to the front provides space for several vehicles, while the house itself extends to approximately 3,278 sq ft (305 sq m) of well-proportioned accommodation, excluding the garden studio. The layout has been thoughtfully arranged to balance elegant entertaining spaces with practical family living.

The ground floor opens into a generous entrance hall, leading to an impressive front reception room featuring a wide seated bay window. To the rear, a second reception room with French doors opens directly onto the garden measuring 159'1 x 43'6 (48.50m x 13.25m). An en-suite bedroom on the ground floor is ideally suited for guests, a relative, or an au pair. Also positioned at the rear is a spacious open-plan kitchen and dining room with underfloor heating, forming the heart of the home, alongside a separate utility room.

The first floor provides five further bedrooms, including a principal bedroom with en-suite bathroom and a Jack and Jill dressing room, as well as an additional family bathroom and a separate WC.

Perfectly located within easy reach of Dulwich Village, the property is exceptionally well placed for Dulwich's outstanding state and independent schools including Dulwich College, Alleyn's and JAGS. Excellent transport links are available from North Dulwich station, offering direct services to London Bridge and convenient connections to the Overground and Docklands via Peckham Rye, while West Dulwich station provides direct routes to Victoria and Blackfriars.

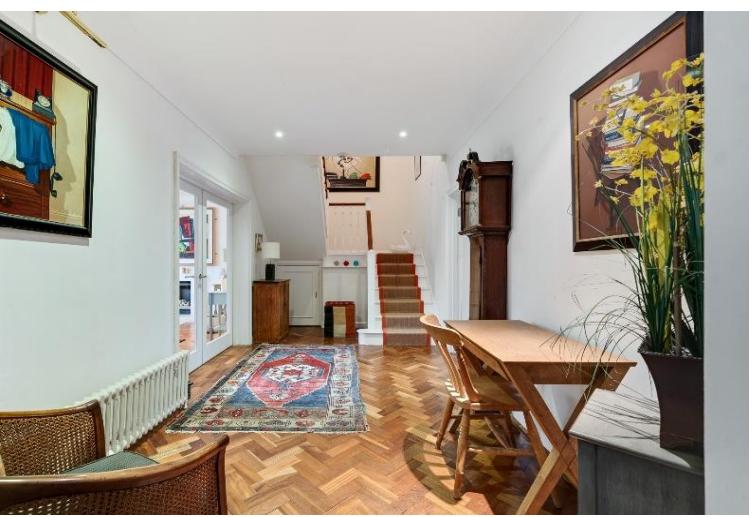
Offered chain-free. Freehold. EPC Rating C. Tax Band G.

ACCOMMODATION

6 Bedrooms	2 Large reception rooms
3 Bathrooms (2 en suite)	Spacious open-plan kitchen dining room & lounge
Jack and Jill dressing room	Wide entrance hall
Separate WC	Utility room
Off street parking	Large mature rear garden with garden studio

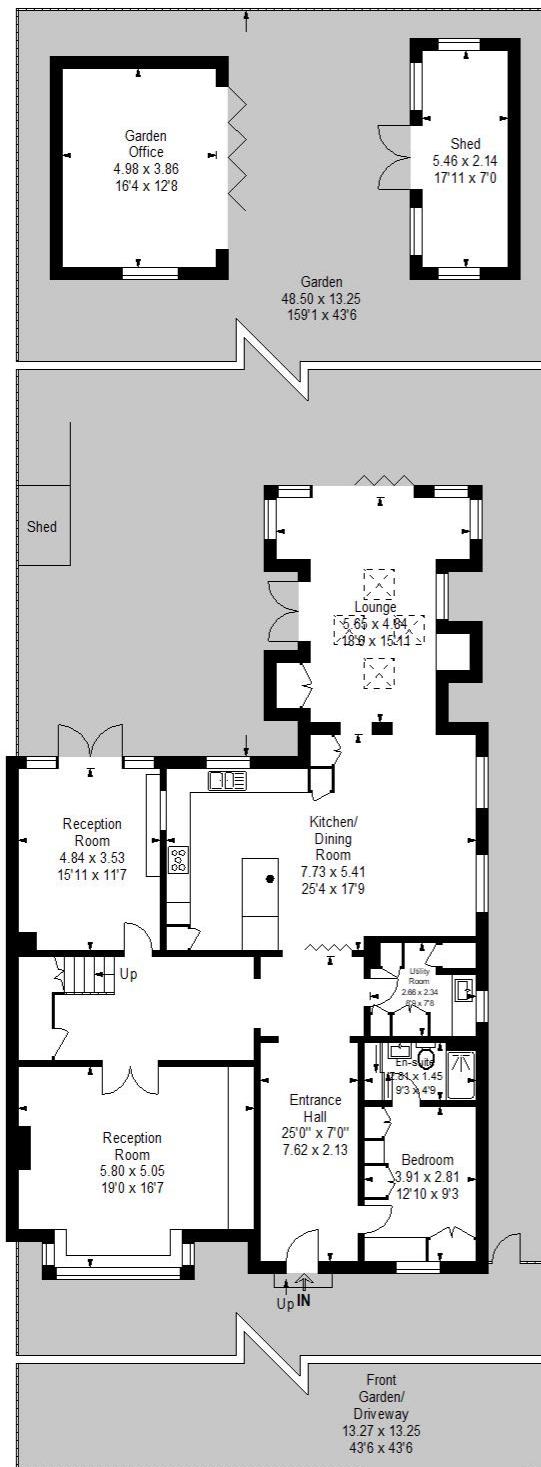
£3,750,000











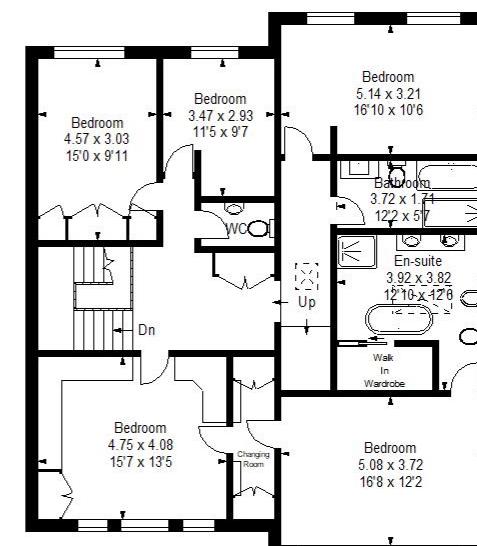
7 College Road, SE21 7BQ

Approximate Gross Internal Area = 304.53 Sq m / 3278 Sq ft

(Excluding Garden Office And Shed)

Total Area = 335.46 Sq m / 3611 Sq ft

= Sky Light



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.



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