

**HARVEY &  
WHEELER**  
ESTABLISHED 1855

142 BURBAGE ROAD  
DULWICH SE21 7AG



A substantial semi-detached period house, held within the same family for over fifty years, very well situated for the amenities and highly regarded schools of Dulwich Village and Herne Hill.

Extending to approximately 2,183 sq ft (202.80 sq m), the property offers well proportioned accommodation, excellent storage and large windows that flood the interiors with natural light. There is considerable potential to enhance and extend the house, both at ground level and into the loft, subject to the necessary planning consents.

The ground floor features two spacious reception rooms and a conservatory. The rear reception room opens directly onto a paved terrace overlooking a beautifully maintained mature garden of over 85 feet (26m) long, bordered by established plants and shrubs. To the front, the large kitchen leads through to a breakfast room and utility room which provides access to the side passageway. Additionally, there is a WC and cloakroom cupboard.

On the first floor, the principal bedroom benefits from fitted wardrobes, an en suite bathroom, and an adjoining office or walk-in wardrobe. There are three further bedrooms, with a family bathroom completing the accommodation on this level.

The property is exceptionally well located for sought after state schools, including Dulwich Village Infants' School, Dulwich Hamlet, and The Charter Schools, as well as prestigious independent schools such as Dulwich College, JAGS, and Alleyn's.

Chain Free. Freehold. EPC Rating D. Tax Band G. Please note probate has not yet been granted.

**ACCOMMODATION**

- |                                 |  |
|---------------------------------|--|
| <b>4 Bedrooms</b>               | <b>2 Spacious reception rooms ( 1 dual aspect)</b> |
| <b>2 Bathrooms (1 en suite)</b> | <b>Conservatory</b>                                |
| <b>Office/Walk in wardrobe</b>  | <b>Kitchen and breakfast/utility room</b>          |
| <b>Plant room</b>               | <b>Front garden with off street parking</b>        |
| <b>Ground floor WC</b>          | <b>Specatcular mature rear garden</b>              |

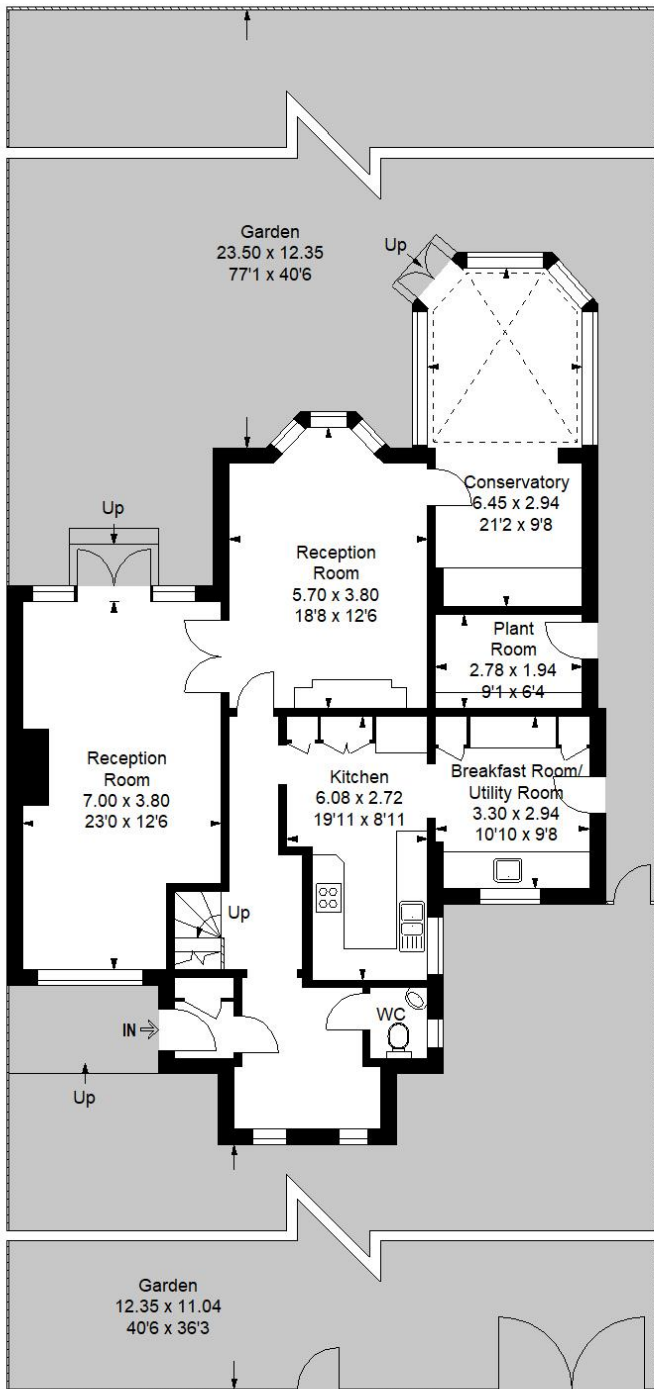
**£2,650,000**











**Ground Floor**

## Burgage Road, SE21

Approximate Gross Internal Area = 202.80 Sq m / 2183 Sq ft

Loft 1 = 72.93 Sq m / 785 Sq ft

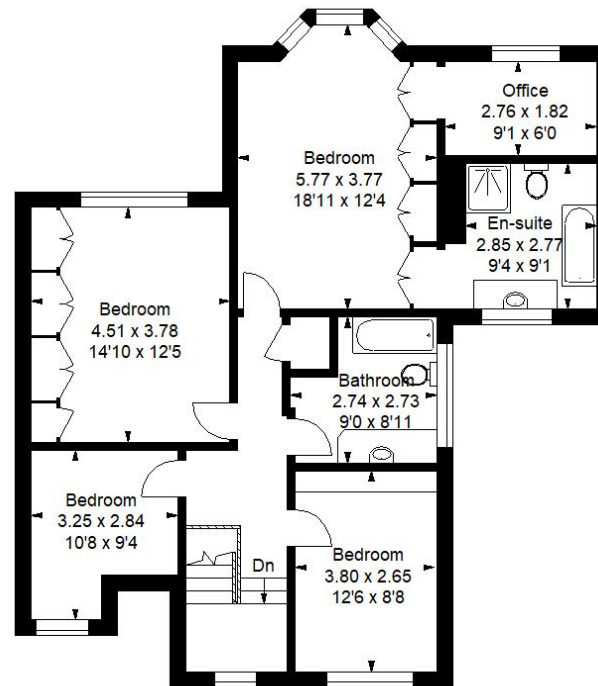
Loft 2 = 13.19 Sq m / 142 Sq ft

Total = 288.92 Sq m / 3110 Sq ft

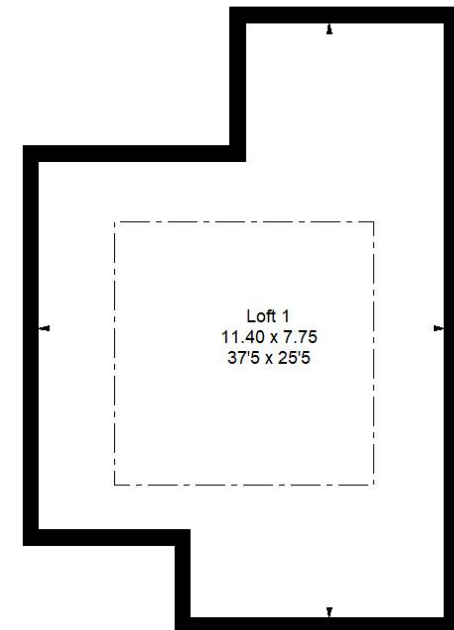
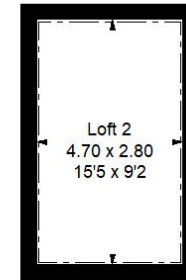


= Reduced headroom below 1.5m / 5'0"

= Sky Light



**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.

## 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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