

**HARVEY &  
WHEELER**  
ESTABLISHED 1855

16 HITHERWOOD DRIVE  
DULWICH SE19 1XB



A substantial detached house situated in a residential road adjacent to College Road, very well situated for schools particularly DUCKS, Dulwich Prep & Senior, Dulwich College, Sydenham High and Kingsdale Foundation.

The property offers a gross internal area of approximately 2,183 sq ft (203 sq m), excluding eaves storage of 213 sq ft (20 sq m). There may be scope to extend the living accommodation, subject to the necessary consents.

Offered chain free, the well balanced layout is suited to both entertaining and family living. The ground floor comprises an entrance hall, an impressive dual aspect open plan reception room measuring 43'0 x 33'0 (13.11m x 10.06m), and a dual aspect kitchen/breakfast room, both with direct access to the rear garden. In addition, there is a separate WC, an integral garage, a driveway and a front garden.

The first floor provides a family bathroom and four bedrooms including a generous principal suite with en suite bathroom and walk-in wardrobe. The second floor features a fifth bedroom with fitted storage cupboards and access to eaves space.

Sydenham Hill is the nearest station with direct services into Victoria and Blackfriars. Gipsy Hill station is also nearby with direct trains to London Bridge and Victoria, as well as direct connections to Crystal Palace for the Windrush Line/ London Overground. The number 3 bus provides access to the West End.

Chain free. Freehold. EPC Rating D. Tax Band G.



**ACCOMMODATION**

Detached house	Entrance hallway
5 Bedrooms	Dual aspect open plan reception room
2 Bathrooms (1 en suite)	Dual aspect kitchen/breakfast room
Ground floor WC	Front garden/driveway and garage
Fitted wardrobes and eaves storage	Mature rear garden

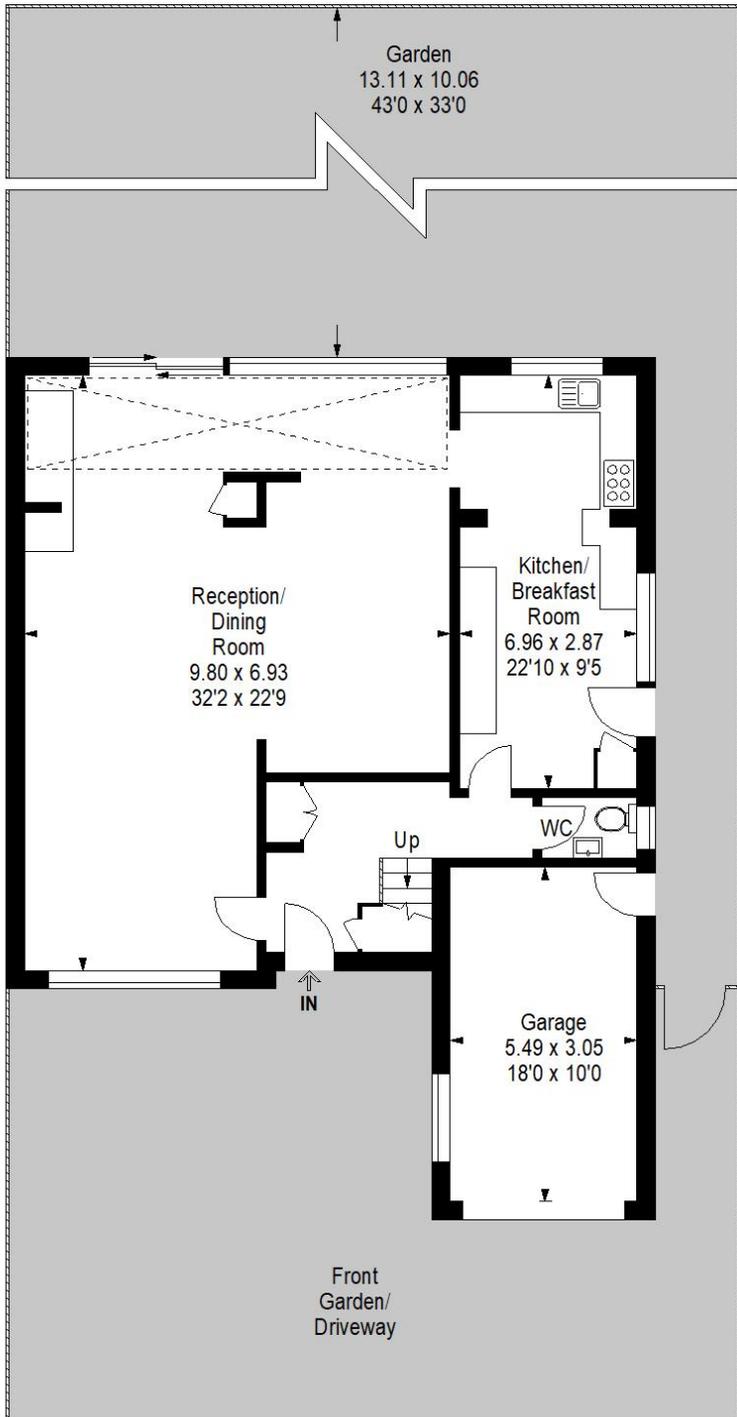
**£1,550,000**











**Ground Floor**

# Hitherwood Drive, SE19

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

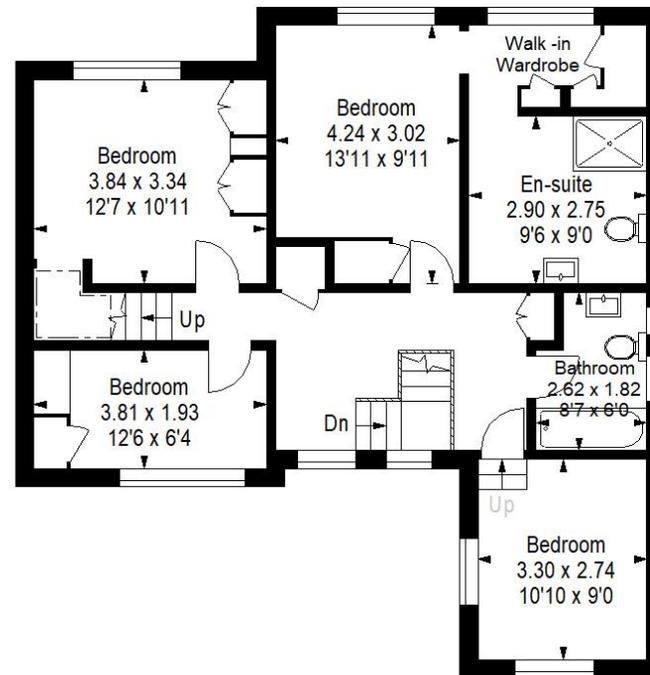
(Including Garage Excluding Eaves)

Eaves = 19.79 Sq m / 213 Sq ft

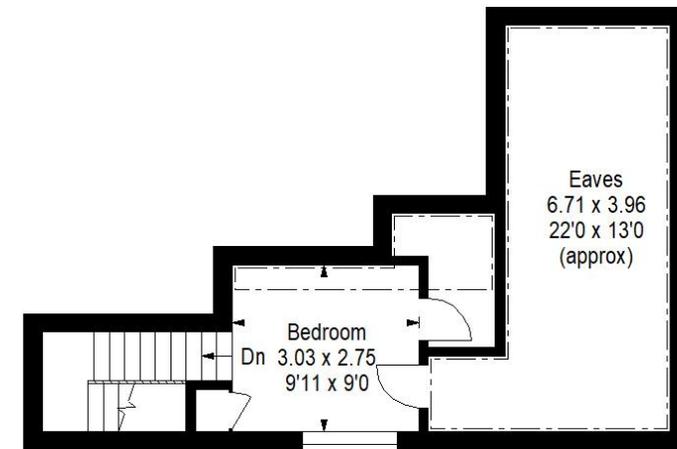
Total Area = 222.59 Sq m / 2396 Sq ft

= Reduced headroom below 1.5m / 5'0

= Sky Light



**First Floor**



**Second 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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33 Dulwich Village  
London, SE21 7BN  
020 8693 4321

[mail@harveywheeler.com](mailto:mail@harveywheeler.com)

[harveywheeler.com](http://harveywheeler.com)

