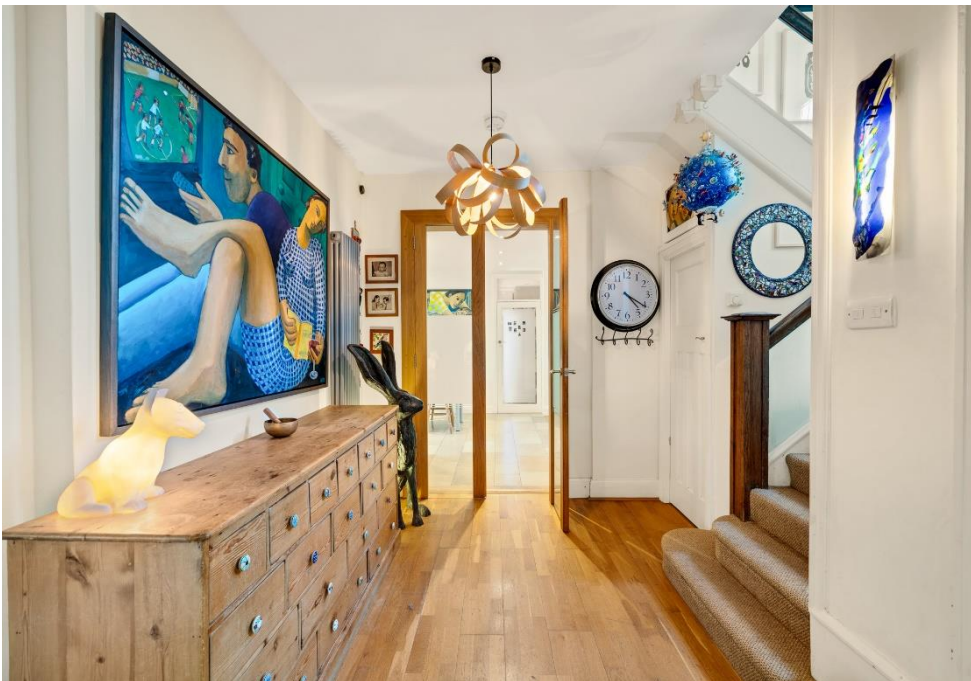


**HARVEY &
WHEELER**
ESTABLISHED 1855

107 BURBAGE ROAD
DULWICH SE21 7AF



Occupying a prominent plot in the heart of Dulwich Village, this substantial double-fronted detached residence has a carriage driveway, wrap-around gardens, and the south facing rear garden extends to an impressive 160 foot with far-reaching open views across playing fields. The property is positioned well back from the road with a mature front garden.

Having already been substantially extended across the ground and first floors, the house now offers approximately 3,250 sq ft (302 sq m) of gross internal space, while still presenting excellent scope for refurbishment and further enlargement, subject to the necessary consents. Large windows and the open outlook flood the house with natural light throughout.

The ground floor comprises a large reception room leading to the garden and a dual aspect spacious kitchen/dining room linked to a utility room, pantry and garden room. There is also a study, a library/bedroom with en suite wet room, boot room, cloakroom, wine store and WC.

The first floor provides five/six further bedrooms, three additional bathrooms (including one en suite), a dressing room and excellent storage throughout.

The property is superbly well located for all amenities of Dulwich Village and Herne Hill as well as highly regarded schools including Dulwich College, JAGS and Alleyn's School, together with a range of local sports clubs. Nearby stations include North Dulwich offering services to London Bridge and convenient connections via Peckham Rye for the Windrush Line, and Herne Hill with direct trains to Victoria, Thameslink, Blackfriars and St Pancras. Brixton tube station is 1.7 miles away.

Freehold. EPC Rating D. Council Tax Band G.

ACCOMMODATION

6/7 Bedrooms

4 Bathrooms (2 en suites)

Study and garden room

Ground floor WC

Loft space

Large reception room

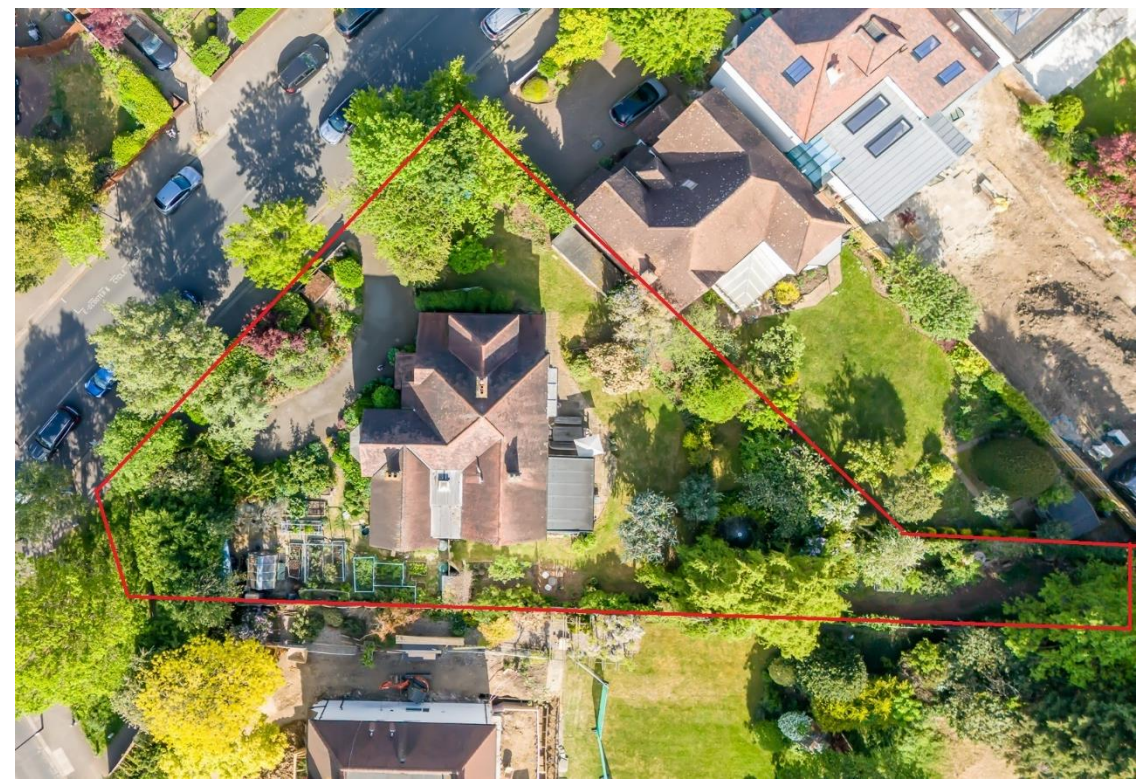
Spacious dual aspect kitchen/dining room

Utility room, pantry, boot room

Front garden/carriage driveway

Mature, long and south facing rear garden

£5,150,000









Burbage Road, SE21

Approximate Gross Internal Area = 301.93 Sq m / 3250 Sq ft

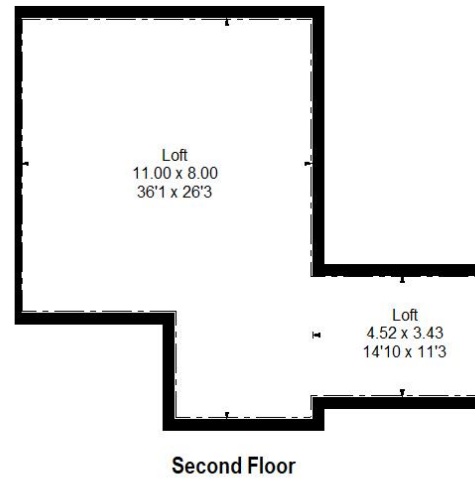
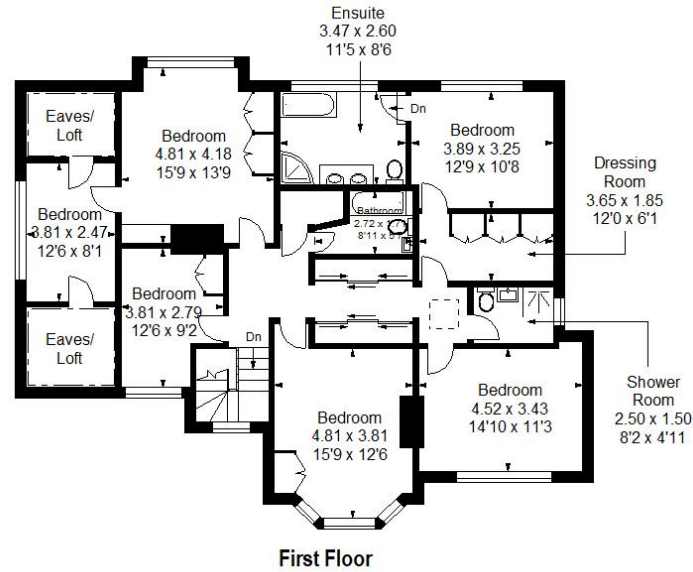
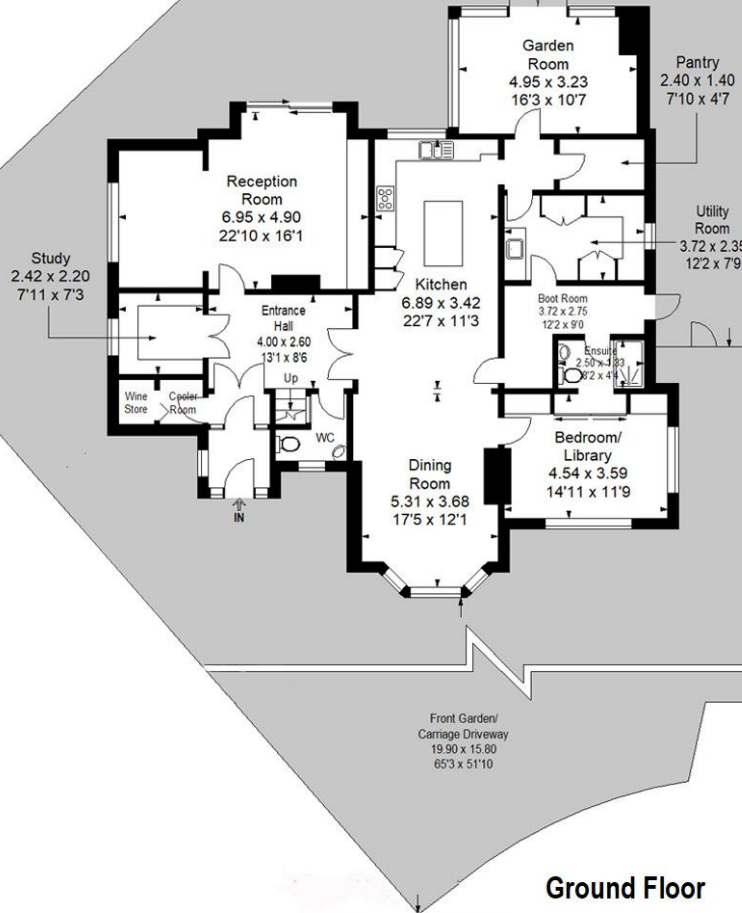
Loft/ Eaves = 101.17 Sq m / 1089 Sq ft

= Reduced headroom below 1.5m / 5'0

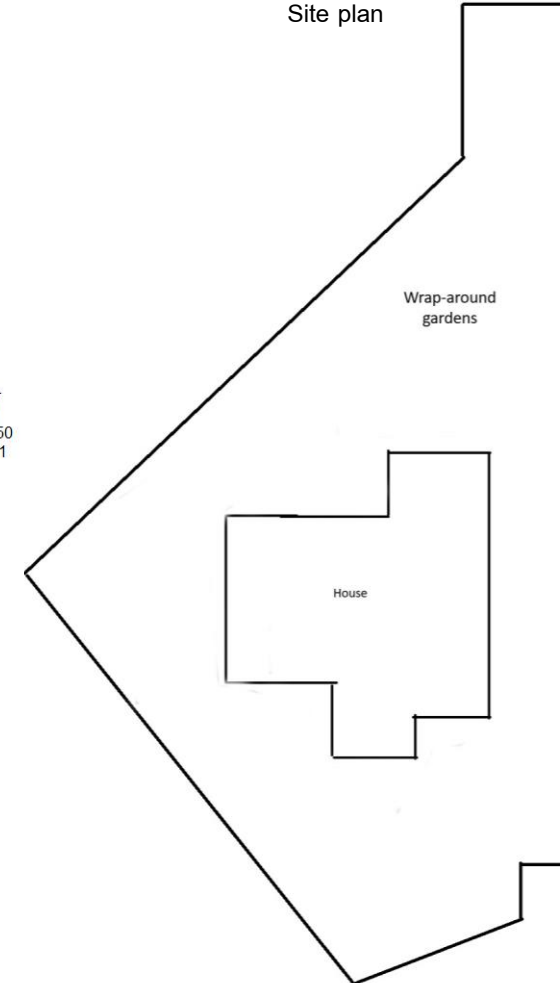
= Sky Light



Garden
47.85 x 25.91
157'0 x 85'0



Site plan



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.

**HARVEY &
WHEELER**
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33 Dulwich Village
London, SE21 7BN
020 8693 4321

mail@harveywheeler.com

harveywheeler.com

