

**HARVEY &  
WHEELER**  
ESTABLISHED 1855

14 ALLEYN PARK  
WEST DULWICH SE21 8SB



A detached family house situated on a substantial corner plot with parking for several cars. The property is well located in this prime residential road and particularly convenient for Dulwich College and Dulwich Prep & Senior being only a few minutes' walk away.

The property has a total gross internal area of approximately 2,308 sq ft (214 sq m) and has a large mature south facing rear garden of 74'10 x 53'9 (23 x 16m). It sits proudly within its plot benefitting from mature trees and a large front garden. There is planning permission to extend the house further including single-storey rear and side extension, first floor extension to single-storey garage, rear garden terrace and solar panels.

On the ground floor, there is a spacious reception room with dual aspect windows, hardwood parquet flooring and fitted cabinetry. The bright modern kitchen open to the dining room has a middle island/breakfast bar and French doors leading onto the terrace and rear garden. The kitchen also connects to a useful utility room which provides additional access to the garden. A second generous reception room opens onto the rear garden through bi-folding doors, creating an excellent space for entertaining. There is also a bedroom and a shower room on this floor. All rooms benefit from underfloor heating.

The first floor is reached by a large light filled galleried entrance. There is a master bedroom with en suite bathroom, two further double bedrooms and the family bathroom. Throughout the house, there is excellent storage space with fitted cupboards in every room.

Three train stations are located nearby: Gipsy Hill, Sydenham Hill and West Dulwich. The closest is Gipsy Hill, which offers direct services to Victoria and London bridge, and is just one stop from Crystal Palace to connect to the Windrush Line. Regular bus services include 3 and 322.

Freehold. EPC Rating D. Tax Band G.

**ACCOMMODATION**

Substantial detached house

Kitchen/dining room

2 Reception rooms

Utility room

4 Bedrooms

Terrace

3 Bathrooms (1 en suite)

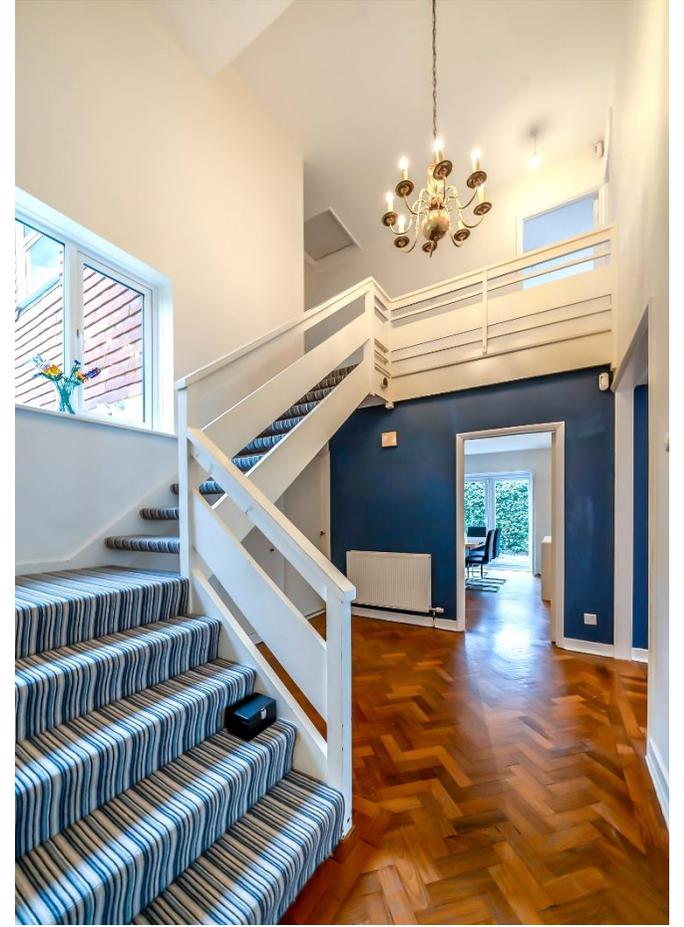
Large mature rear garden

Fitted cupboards

Off street parking

£2,350,000





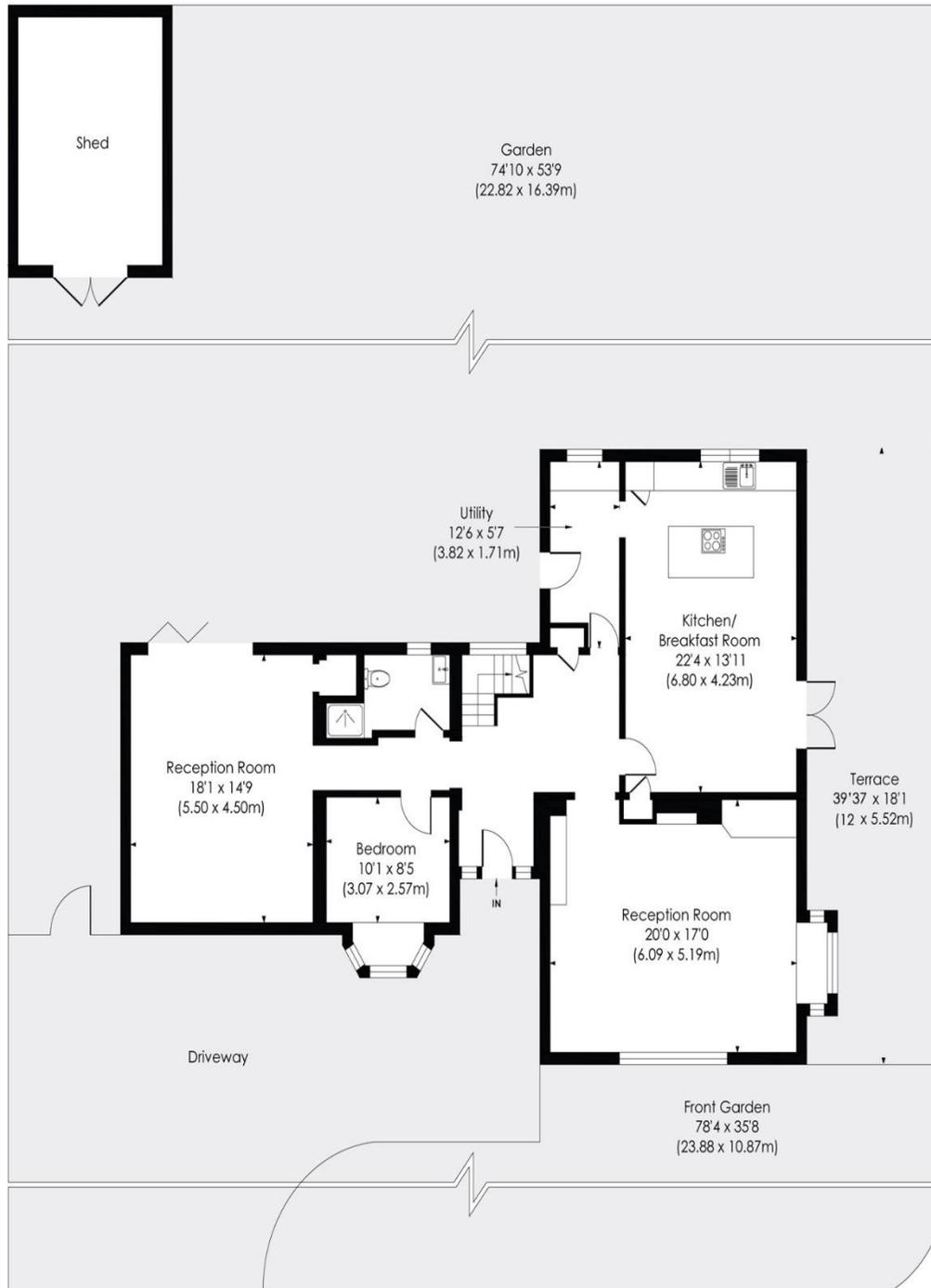
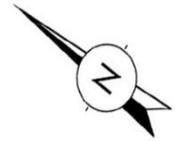




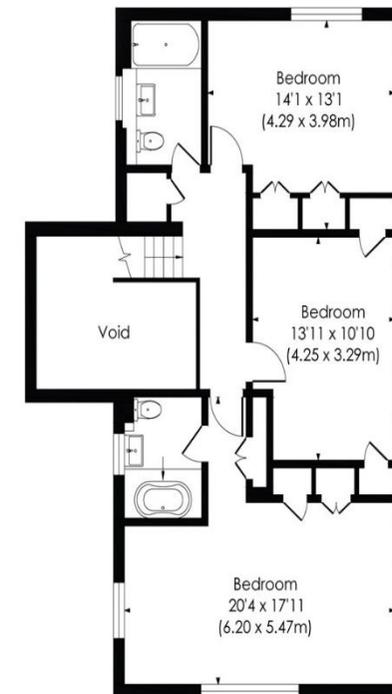
# ALLEYN PARK, SE21

Approx. Gross Internal Floor Area

**2308 Sq. ft/214.42 Sq. m**



GROUND FLOOR



FIRST FLOOR

## 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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