

**HARVEY &
WHEELER**
ESTABLISHED 1855



161 TURNEY ROAD
DULWICH VILLAGE SE21 7JU



A highly attractive double-fronted cottage, ideally situated in the heart of the village in one of Dulwich's most sought-after locations, just minutes from Dulwich Park, the Picture Gallery, and excellent schools.

Extending to approximately 1,706 sq ft (158.5 sq m), the house has been thoughtfully enlarged and refurbished, successfully blending period features with stylish contemporary interiors. The layout is perfectly suited to modern family life and entertaining, with large windows and an open outlook that flood the property with natural light throughout. Herringbone parquet flooring runs across the entire ground floor, with underfloor heating in the new side extension (kitchen, office, shower room and utility room).

The ground floor comprises a dual aspect double reception room featuring a wood-burning stove and Crittall style doors opening onto the patio entertaining space. The spacious, light filled open plan kitchen/dining room links to an additional reception room looking to the front garden. Bi-fold doors lead directly from the dining area to the rear garden, creating an exceptional indoor-outdoor living space. There is also an office/guest bedroom, a shower room and utility room with independent outside access. On the first floor, there are four double bedrooms and a bathroom.

To the front, the house is set well back from the street with a large gated garden that includes a lawn with mature trees and shrubs, off street parking with an electric charging point, and three green roof sheds providing ample storage for bins, bicycles and garden tools.

The property is exceptionally well connected. North Dulwich station provides regular services to London Bridge and Peckham Rye for the Windrush Line, while Herne Hill station offers convenient connections to Victoria, Blackfriars, St Pancras, and Thameslink services.

Freehold. EPC Rating C. Council Tax Band G.

ACCOMMODATION

Dual aspect double reception	4 Bedrooms
Spacious open plan kitchen/dining room	2 Bathrooms
Additional reception room	Utility room
Office/fifth bedroom	Front garden/off street parking
Excellent storage throughout	Mature rear garden

£2,100,000



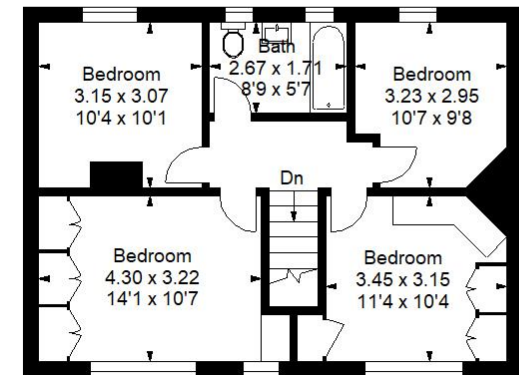
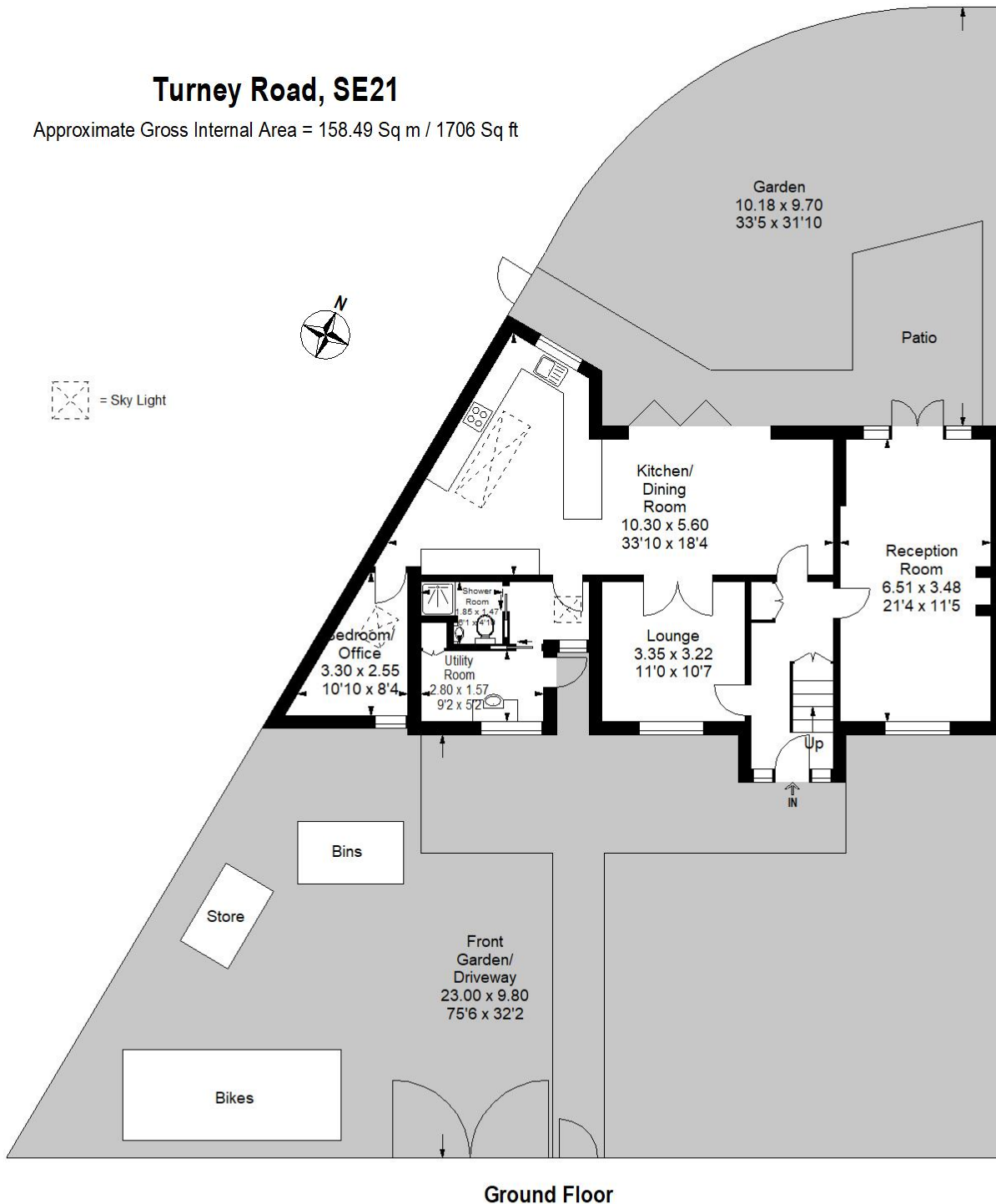






Turney Road, SE21

Approximate Gross Internal Area = 158.49 Sq m / 1706 Sq ft



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.

**HARVEY &
WHEELER**
ESTABLISHED 1855

33 Dulwich Village
London, SE21 7BN
020 8693 4321

mail@harveywheeler.com

harveywheeler.com

