

**HARVEY &
WHEELER**
ESTABLISHED 1855

138 BURBAGE ROAD
DULWICH SE21 7AG



A substantial semi-detached period house with off-street parking, owned by the same family for over forty years, ideally positioned for the amenities and highly regarded schools of Dulwich Village and Herne Hill.

Offering approximately 2,353 sq ft (218.60 sq m) of internal space, the house provides well-balanced accommodation, excellent storage, and large windows that fill the interiors with natural light. There is significant scope to update and extend, both at ground floor level and into the loft, subject to the necessary planning permissions.

The ground floor comprises three generous reception rooms, each opening via French doors onto a paved terrace overlooking a beautifully maintained mature garden, bordered by established planting. To the front, a bright kitchen/breakfast room leads through to a utility room with access to the side passage. A WC and cloakroom are also accessed from the entrance hall.

Upstairs, the principal bedroom features fitted wardrobes, a dressing room, and an en suite bathroom. There are three additional double bedrooms, along with a family bathroom completing the first-floor accommodation.

The property is superbly located for a range of sought-after state schools, including Dulwich Village Infants' School, Dulwich Hamlet, and The Charter School, as well as renowned independent schools such as Dulwich College, JAGS, and Alleyn's.

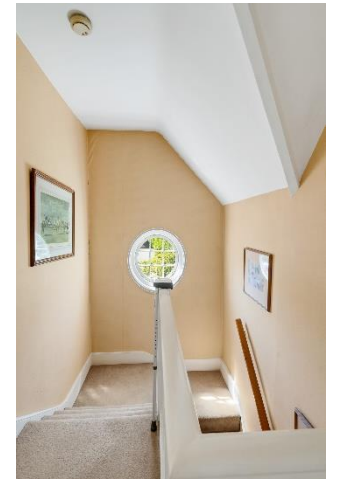
Freehold. EPC rating D. Council tax band G.

ACCOMMODATION

- | | |
|-------------------------------------|--|
| 4 Double bedrooms | Dual aspect double reception room |
| 2 Bathrooms (1 en suite) | Dining room |
| Utility room and separate WC | Sitting room |
| Loft space | Kitchen/breakfast room |
| Front garden/driveway | Large and mature rear garden |

£2,650,000









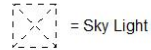
Burbage Road, SE21

Approximate Gross Internal Area = 207.82 Sq m / 2237 Sq ft

Shed = 10.78 Sq m / 116 Sq ft

Total Area = 218.60 Sq m / 2353 Sq ft

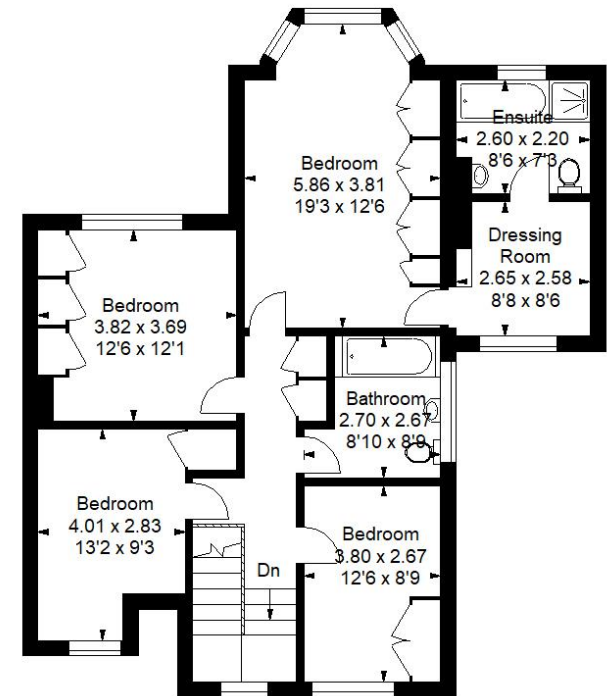
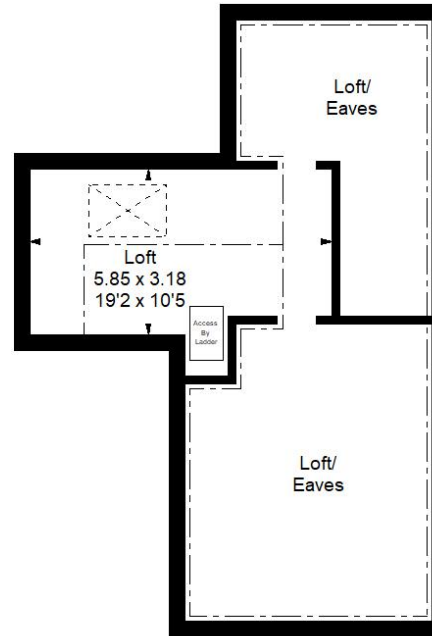
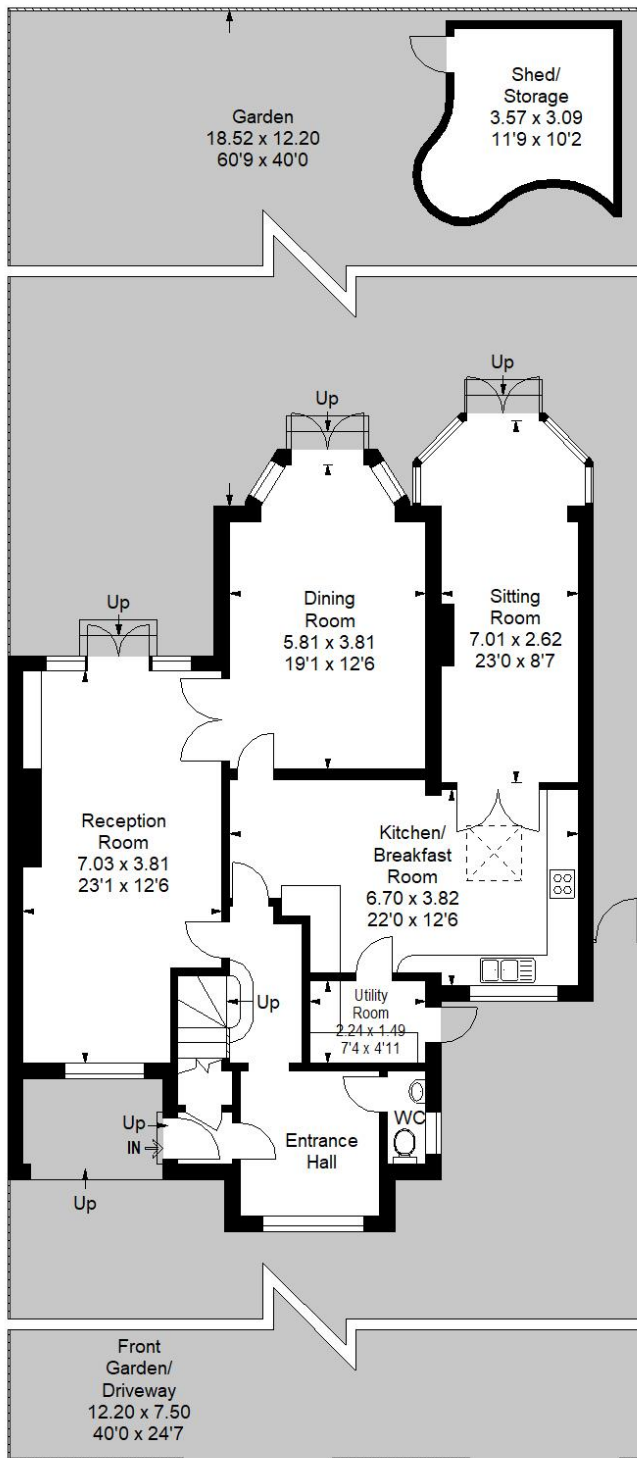
Additional Loft Space = 62.61 Sq m / 674 Sq ft



= Sky Light



= Reduced headroom below 1.5m / 5'0"



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

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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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