

**HARVEY &
WHEELER**
ESTABLISHED 1855

33 AYSGARTH ROAD
DULWICH VILLAGE SE21 7JR



An attractive Edwardian house offering two generous double bedrooms and a private south west facing rear garden, ideally situated on a sought-after road in the heart of Dulwich Village.

The property is exceptionally well placed for the highly regarded Dulwich Village primary schools, as well as Charter North Dulwich, Alleyn's School, James Allen's Girls' School (JAGS), and Dulwich College.

Extending to approximately 940 sq ft (87 sq m) of internal accommodation, the house retains a wealth of period character, including original sash windows and fireplaces. There may be potential to extend into the loft subject to any necessary consents.

The ground floor comprises an elegant dual-aspect reception room featuring a bay window to the front and a fireplace, creating a bright and welcoming living space. To the rear, the fully integrated kitchen opens into a breakfast room and provides direct access to a private paved terrace and the south west facing garden, which measures approximately 26'6" x 17'1" (8m x 5.20m).

Upstairs, there are two double bedrooms including one with a wide bay window. The bathroom features an inset bath, twin wash basins and WC.

Excellent transport links are available from nearby North Dulwich station, offering direct services to London Bridge and convenient connections at Peckham Rye for the Overground network. Herne Hill station is also within easy reach, providing regular direct services to Victoria, City Thameslink, Blackfriars and St Pancras International.

Offered to the market with no onward chain. Freehold. EPC Rating TBC. Tax Band F.

ACCOMMODATION

Dual aspect double reception room	2 Double bedrooms
Kitchen/breakfast room	Bathroom
Period features	South west facing rear garden

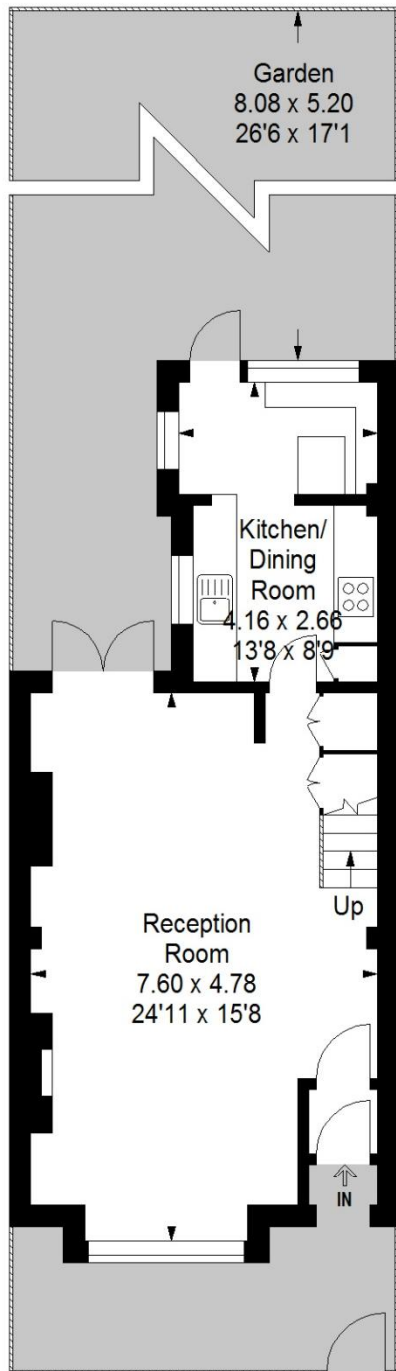
£1,250,000






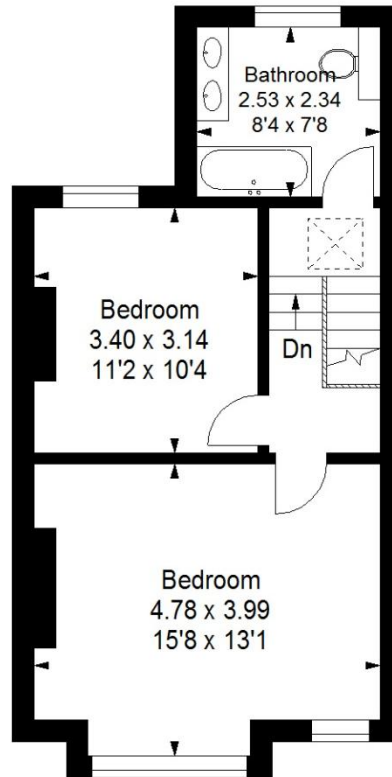
Aysgarth Road, SE21

Approximate Gross Internal Area = 87.33 Sq m / 940 Sq ft



Ground Floor

 = Sky Light



First 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

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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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