

**HARVEY &
WHEELER**
ESTABLISHED 1855

15 BOXALL ROAD
DULWICH VILLAGE SE21 7JS



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

The property is ideally located for a number of highly regarded schools, including Dulwich Village Infants' and Junior Schools, Charter North Dulwich, Alleyn's School, JAGS, and Dulwich College.

Perfectly positioned within easy reach of the area's excellent shops, cafés, and local amenities, this home provides well-presented accommodation throughout, enhanced by modern fixtures and fittings. The property offers approximately 790 sq ft (73 sq m) of internal living accommodation and may provide scope for extension, subject to obtaining the necessary consents.

The ground floor features an inviting reception room with an attractive fireplace and bay window to the front. To the rear, a contemporary kitchen opens seamlessly into the dining area, with a door leading to a generous south-west-facing paved patio garden with planted borders, an ideal space for relaxing and al fresco dining. The first floor comprises two spacious double bedrooms, both benefiting from fitted wardrobes, together with a well-appointed family bathroom featuring a walk-in shower, bath, wash basin, and WC.

North Dulwich station is the closest rail link, offering regular services to London Bridge and connections via Peckham Rye to the London Overground network. Herne Hill station is also within walking distance, providing direct services to Victoria, Blackfriars, Farringdon, and St Pancras International.

The photos were taken in 2019 prior to a letting of the property.

Available for sale chain-free. Freehold. EPC Rating D. Tax Band D.

ACCOMMODATION

2 Double Bedrooms

Fitted wardrobes

Family bathroom

Front reception room

Kitchen/dining room

South west facing rear garden

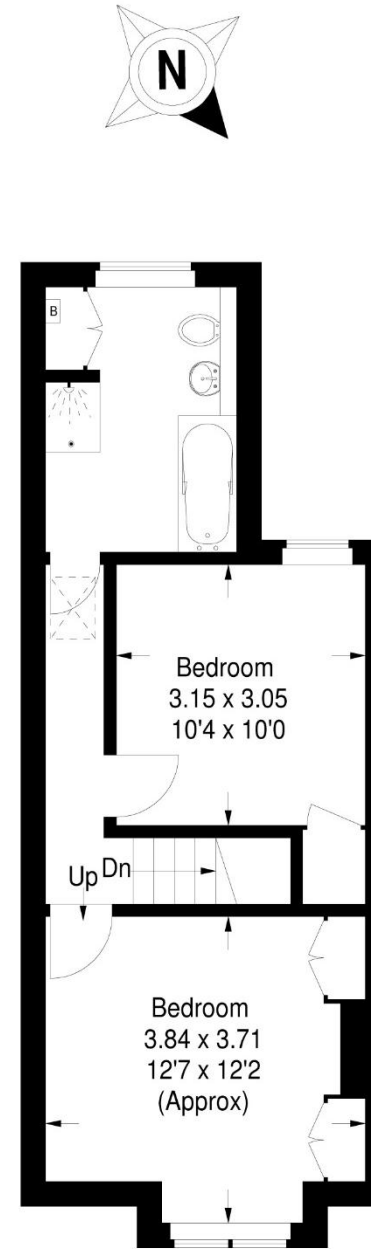
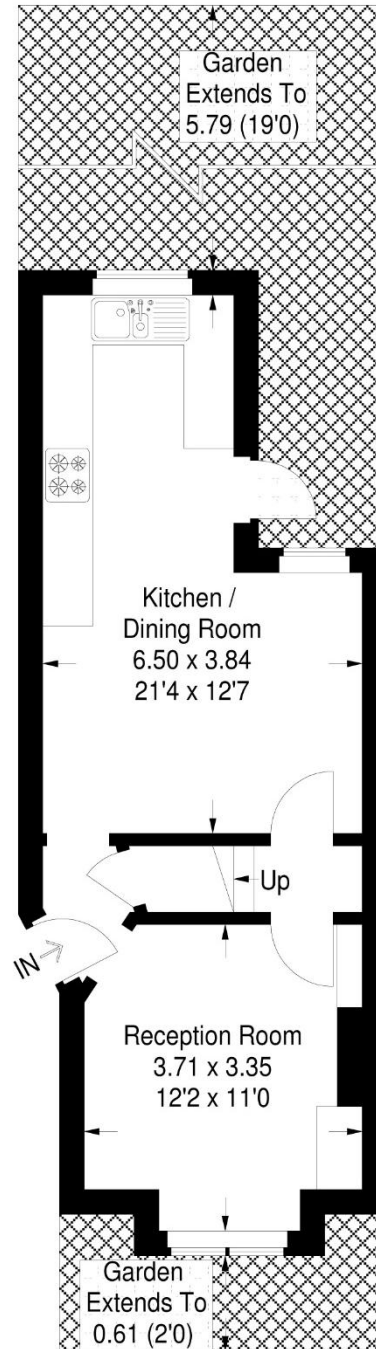
£950,000





Boxall Road, SE21

Approximate Gross Internal Area
Ground Floor = 36.1 sq m / 389 sq f
First Floor = 37.2 sq m / 400 sq ft
Total = 73.3 sq m / 789 sq ft



First Floor

Ground 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. (ID564897)

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

