

A photograph of a white two-story house with a bay window and a brick-paved garden. The house has a red brick base and a white upper story. The bay window is a prominent feature. The garden is paved with bricks and has a low brick wall. There are various plants and bushes in the garden, including a large green bush on the left and a red-leafed tree on the right. The sky is blue with some clouds.

**HARVEY &
WHEELER**
ESTABLISHED 1855

163 COURT LANE
DULWICH, SE21 7EE



A chain-free five-bedroom house, lovingly owned by the same family for over 45 years, offering generous off-street parking to the front for several vehicles and an extensive rear garden. Situated on one of Dulwich's most desirable roads, the property is ideally positioned for a number of highly regarded schools, including JAGS, Alleyns' School, Dulwich College and St Dunstan's College.

Originally built in the 1920's, the house currently provides approximately 1,538 sq ft (143 sq m) of well-proportioned accommodation, excluding the utility room and eaves space, and presents an exciting opportunity to refurbish, remodel and extend, subject to the necessary consents.

To the front of the house, a wide entrance hall leads to an elegant bright reception room with a broad panoramic window. To the rear, there is the kitchen and a spacious drawing room with French doors opening onto a paved terrace and mature garden, providing an ideal setting for outdoor entertaining. Additionally, there is a detached utility room.

The first floor comprises three bedrooms, including two large double bedrooms, alongside a family bathroom and separate WC. The second floor provides two further bedrooms, both with fitted cupboards, as well as access to the eaves storage space.

The nearest station is North Dulwich with direct services to London Bridge. There are also regular bus services from Lordship Lane, just a short walk away, providing convenient connections to Peckham Rye and Forest Hill for the Windrush Line to Docklands, as well as to Victoria, the West End and the City.

Freehold. Tax Band F. EPC Rating D.

ACCOMMODATION

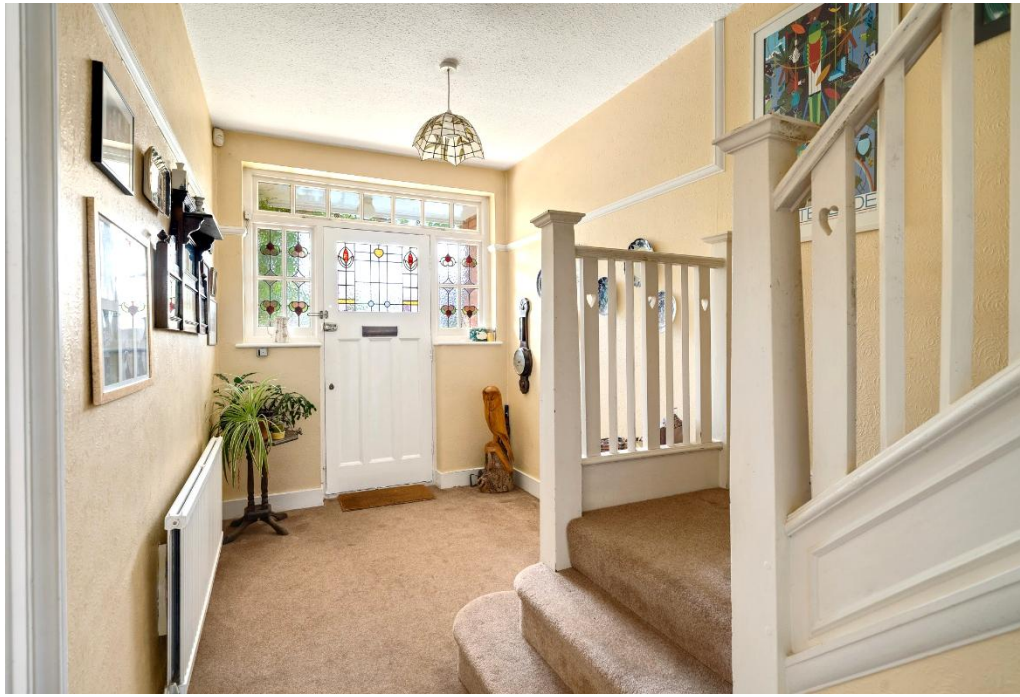
5 Bedrooms	2 Spacious reception rooms
Bathroom/ separate WC	Wide entrance hall
Eaves storage	Kitchen and utility room
Off-street parking	Large rear garden

£1,580,000









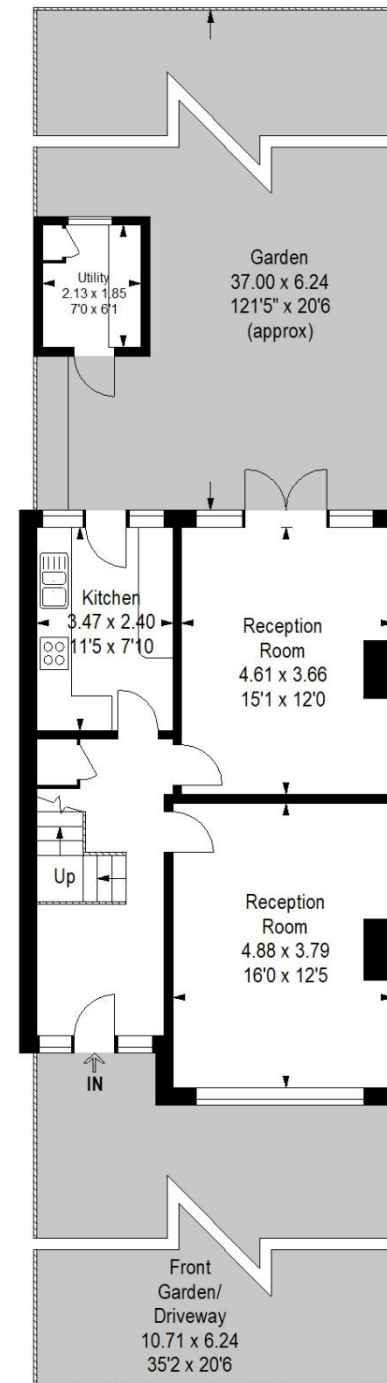
Court Lane, SE21

Approximate Gross Internal Area = 142.88 Sq m / 1538 Sq ft
(Excluding Eaves/ Utility)

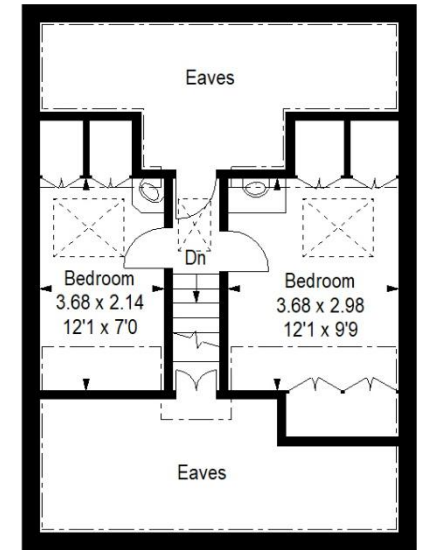
Eaves = 24.71 Sq m / 266 Sq ft

Utility = 3.90 Sq m / 42 Sq ft

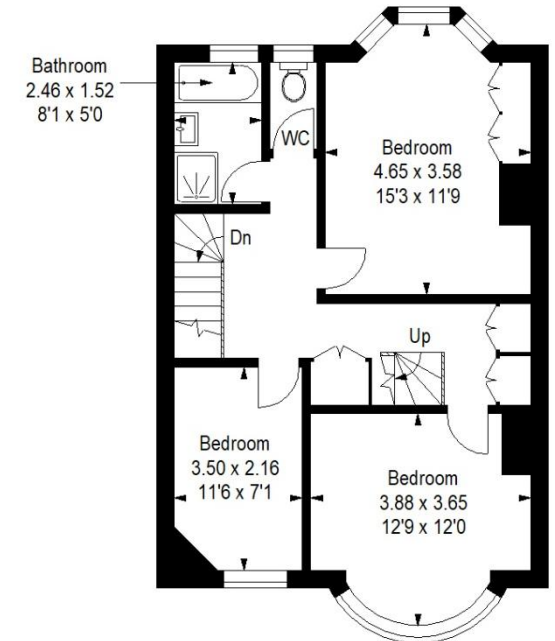
Total = 171.49 Sq m / 1846 Sq ft



Ground Floor



Second Floor



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

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