



**HARVEY &
WHEELER**
ESTABLISHED 1855

38 WALKERSCROFT MEAD
WEST DULWICH, SE21 8LJ



A distinctive mid-century end-of-terrace townhouse, built in the 1960's and forming part of an estate designed by the highly regarded architectural practice Austin Vernon & Partners.

Approached via a quiet cul-de-sac, the house extends to approximately 1,435 sq ft (133.3 sq m) and combines well-proportioned accommodation with a carefully considered layout, together with a garage, off-street parking and a private rear patio garden. A gate at the end of the garden opens directly onto the expansive, landscaped and well-maintained communal gardens, creating a wonderful sense of openness and connection with the surrounding landscape.

The ground floor provides a study/lounge, which could be converted back into a fourth bedroom, leading through to a utility room with access to the private rear patio garden. There is also a shower room with WC and internal access to the garage.

The first floor is centred around an impressive L-shaped reception room, enjoying a dual aspect across both the front and rear of the property. Generous natural light and views towards the surrounding greenery reinforce the connection between the house and its landscaped setting. A fitted kitchen completes this level. On the second floor are three good-sized bedrooms, two of which benefit from fitted wardrobes, as well as a family bathroom.

The property is ideally positioned for the amenities of West Dulwich and Dulwich Village, with a number of highly regarded schools within easy reach, including Dulwich College, Dulwich Prep & Senior, Rosendale, Rosemead, Oakfield and the schools of Dulwich Village. The area is also particularly well served by green open spaces, with Belair Park, Dulwich Park and Brockwell Park all within easy reach.

The nearest railway station is West Dulwich offering direct train services to London Victoria, while regular bus services operate along nearby bus routes in Croxted Road. Tulse Hill station is also close by providing convenient links to London Bridge and the Thameslink network.

Freehold. EPC Rating D. Tax Band E.

ACCOMMODATION

3 Bedrooms	Dual aspect L-shaped reception room
2 Bathrooms	Study/Lounge
Utility room	Kitchen
Garage	Private rear patio garden
Off street parking	Direct access to expansive communal gardens

£900,000





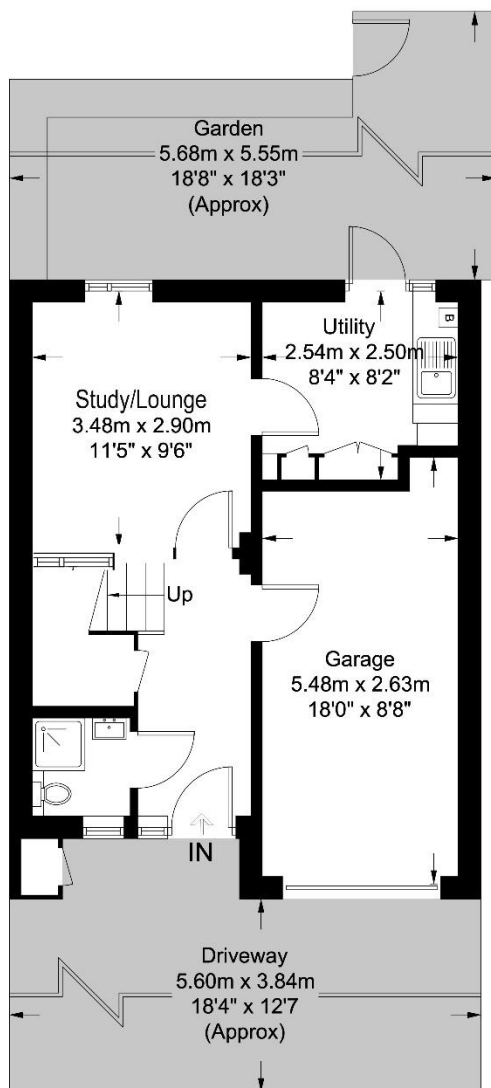




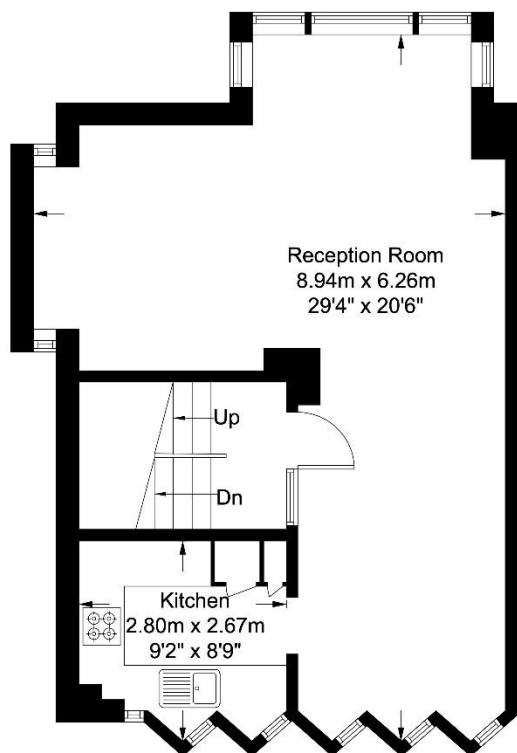


Walkerscroft Mead, SE21

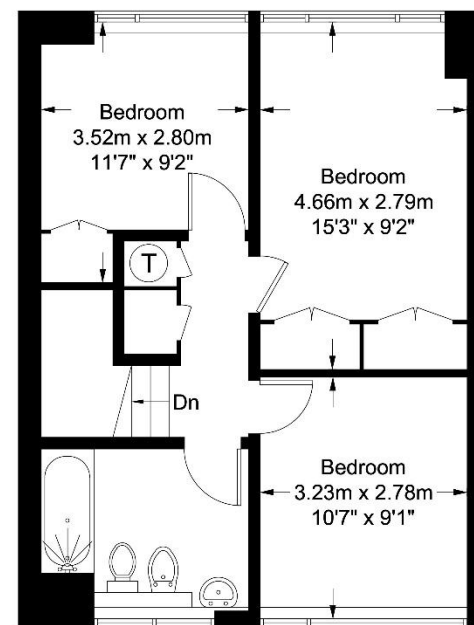
Approximate Gross Internal Area = 1435 sq ft / 133.3 sq m
(Including Garage)



Ground Floor



First Floor



Second Floor



**Certified
Property
Measurer**

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. (ID923894)

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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.

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