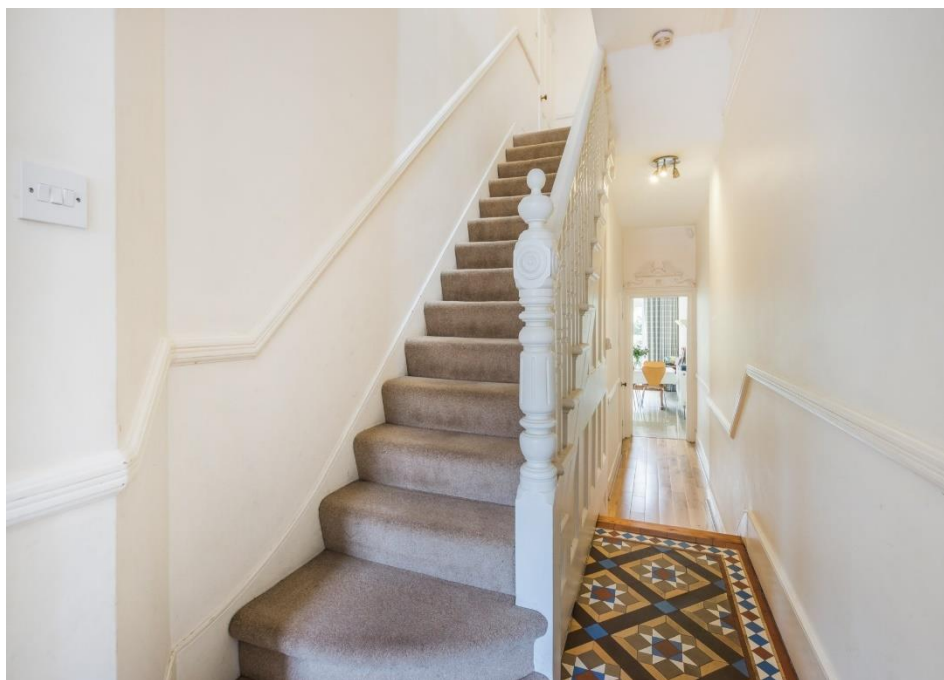


**HARVEY &
WHEELER**
ESTABLISHED 1855



TURNEY ROAD, DULWICH, SE21 7JJ



A very attractive Edwardian four bedroom end of terrace house with off street parking at the front, south east facing rear garden and spectacular open aspect across playing fields at the rear.

The property is exceptionally well located for the schools and all the amenities of the area including Belair Park, Dulwich Park, Dulwich Picture Gallery and Brockwell Park.

With a gross internal area of approximately 1,635 sq ft (152 sq m), excluding the outbuilding and cellar, the property retains many period features including high ceilings, fireplaces and wide bay windows. There may be potential to extend the house subject to necessary consents.

On the ground floor, there is the large front reception room with a wide bay window and fireplace, a second reception room connected to a utility room in the middle and a spacious kitchen/dining room with folding doors at the rear opening onto a south east facing stone terrace and garden. Additionally, the hall gives access to a separate WC and a cellar.

On the first floor, there are four bedrooms, a family bathroom with bath, separate shower cubicle and separate WC.

The nearest stations are North Dulwich (direct services to London Bridge, connection at Peckham Rye for the Overground) and West Dulwich (direct services to London Victoria and Blackfriars). Herne Hill station is also close by with direct services to Victoria, Thameslink, Blackfriars and St Pancras.

EPC Rating (E)

| <u>ACCOMMODATION</u> | |
|----------------------|-------------------------------|
| 4 Bedrooms | 2 Reception rooms |
| Family bathroom | Kitchen/dining room |
| 2 Separate WCs | Outbuilding |
| Utility room | Off street parking |
| Cellar | South east facing rear garden |

£1,900,000







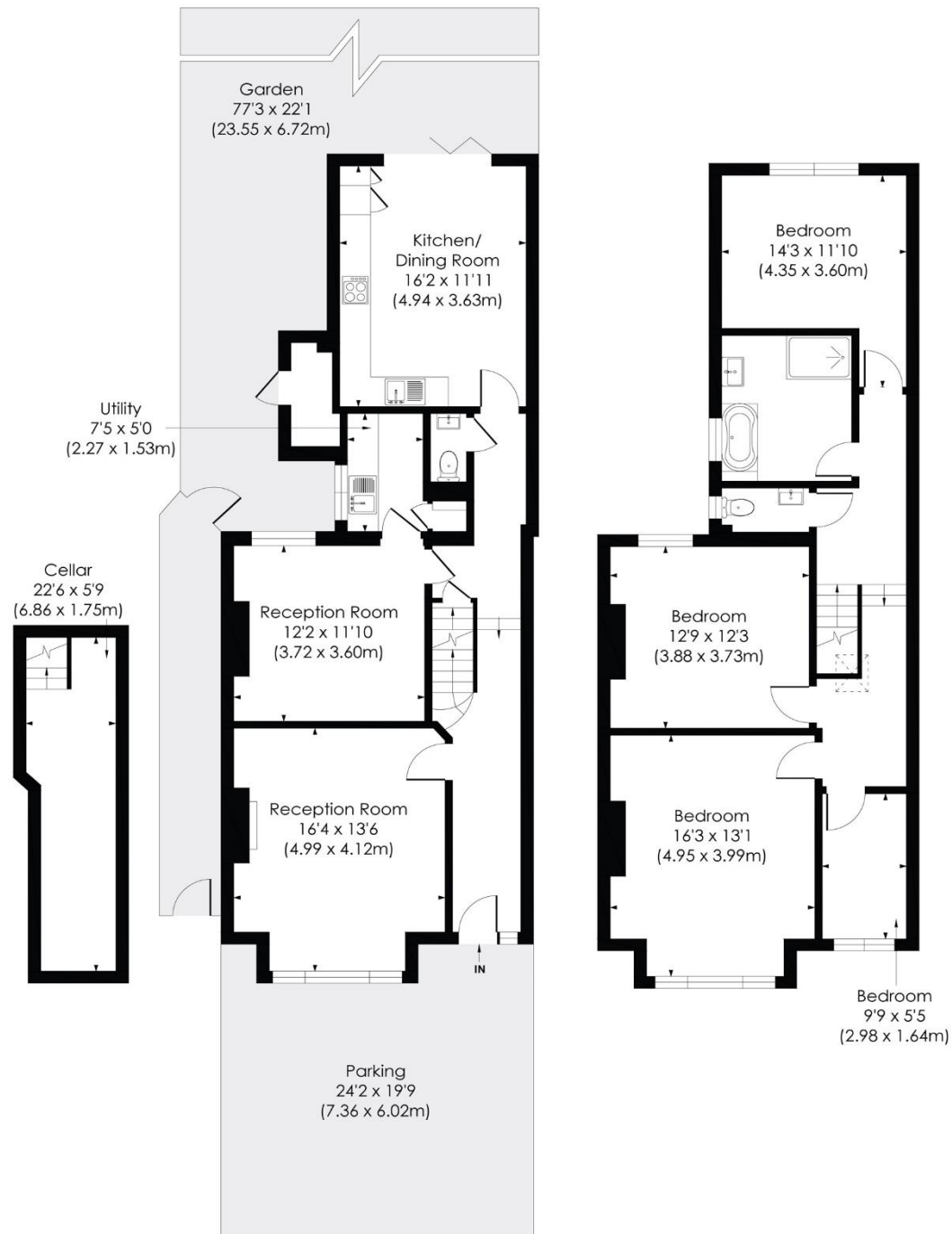


TURNEY ROAD, SE21

Approx. Gross Internal Floor Area

1773 Sq. ft/164.7 Sq. m (Incl. Outbuilding & Cellar)

1635 Sq. ft/151.9 Sq. m (Excl. Outbuilding & Cellar)



BASEMENT

GROUND FLOOR

FIRST FLOOR

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

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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