

**HARVEY &
WHEELER**
ESTABLISHED 1855

COURT LANE, DULWICH, SE21 7ED



A link semi-detached family house with a magnificent large 172' x34' (52.6 x 10.4m) south west facing rear garden overlooking Dulwich Park and with views towards Dulwich Woods. Very well located for all the amenities of Dulwich and its schools, including Alleyn's, JAGS and Dulwich College.

Set well back from the road with off street parking and an integral garage, the house retains its Arts and Crafts architecture style with particularly airy and light-filled rooms with excellent views over the terrace and gardens. With a gross internal area of approximately 2,175 sq ft (202 sq m), the accommodation is arranged over two floors.

On the ground floor, there are two reception rooms including one with sliding doors opening onto the south west facing paved terrace and stunning landscaped garden which is well stocked with a variety of plants, shrubs and trees. The kitchen/breakfast room and utility room both have access to the rear garden. Additionally, there is a cloakroom and a separate WC.

On the first floor, there are four double bedrooms and two shower rooms with wash basins and WCs.

There nearest station is North Dulwich with direct services to London Bridge and there are regular bus services from Lordship Lane (a short walk away) to both Peckham Rye & Forest Hill for Overground services to Docklands and also to Victoria, the West End and the City.

Early viewing is highly recommended.

EPC Rating (D)

ACCOMMODATION

4 Double bedrooms

2 Shower rooms

Ground floor WC

Loft space

Balcony

2 Reception rooms

Kitchen/breakfast room

Utility room

Integral garage

Large south West facing rear garden

£2,500,000







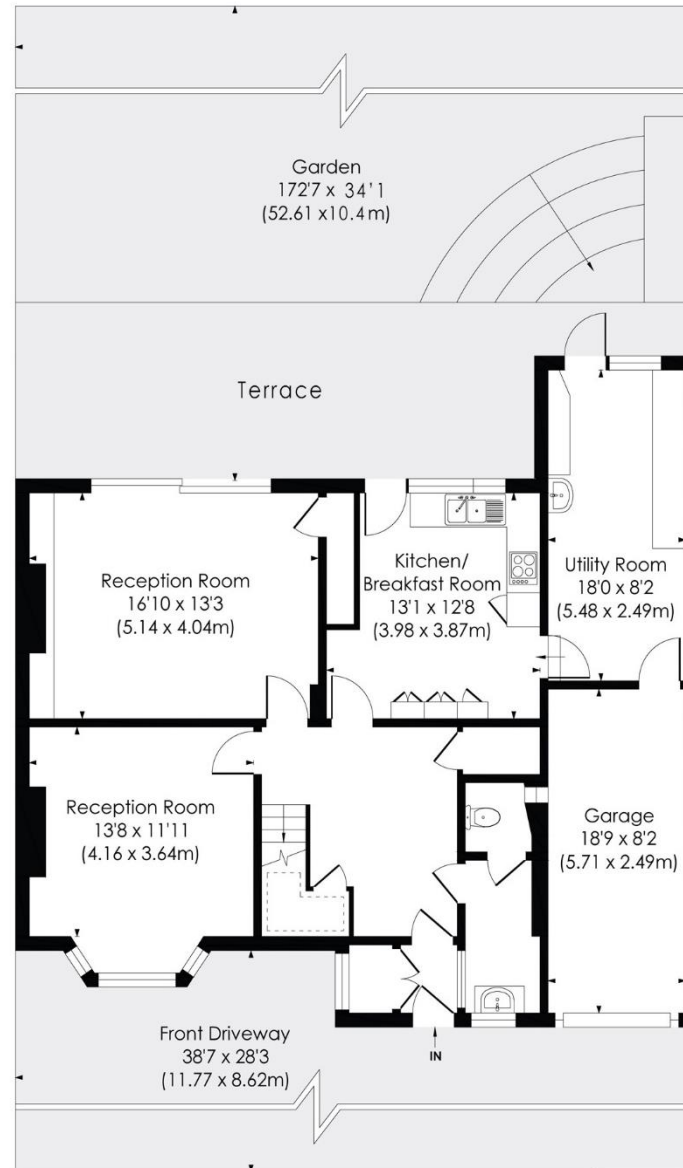


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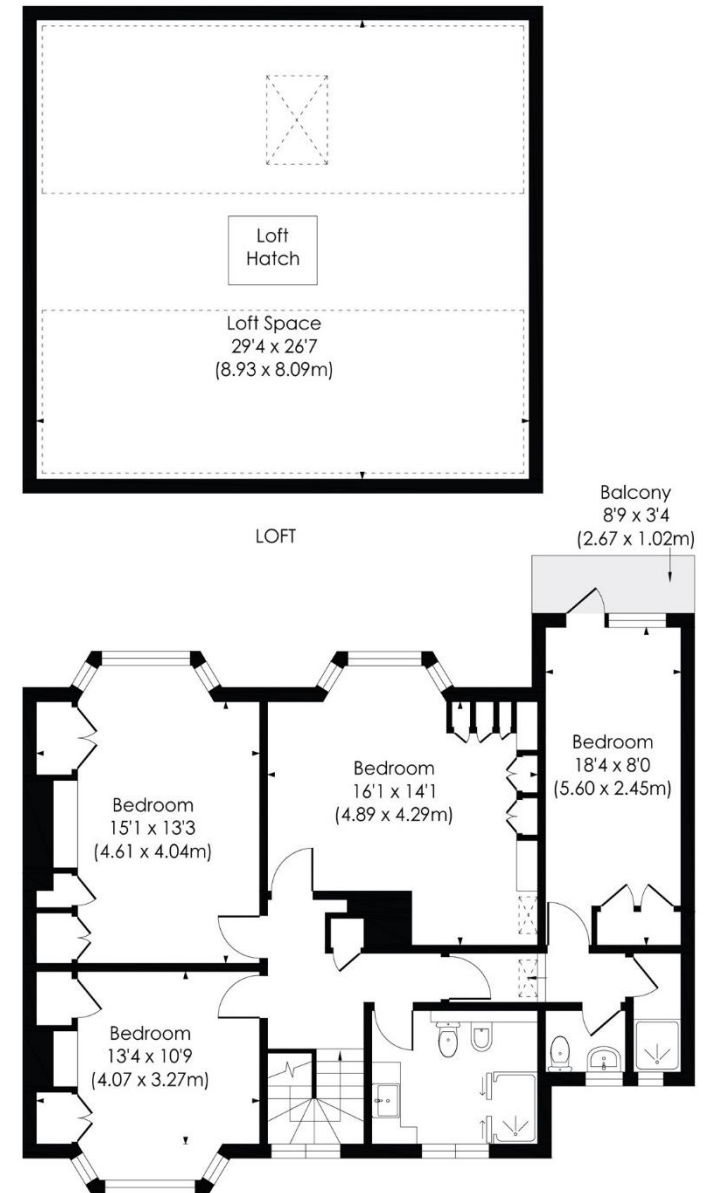
Approx. Gross Internal Floor Area

2022 Sq. ft/187.86 Sq. m (excl. garage & loft)

2175 Sq. ft/202.08 Sq. m (incl. garage)



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

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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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