

**HARVEY &  
WHEELER**  
ESTABLISHED 1855

38 WALKERSCROFT MEAD, WEST DULWICH, SE21 8LJ





Offering for sale this end of terrace four bedroom town house with garage, off street parking and private patio garden, with access to attractive communal gardens from a gate at the rear. Walkerscroft Mead is a secluded cul-de-sac conveniently located between Rosendale Road and Croxted Road.

The property has an approximate gross internal area of 1435 sq ft (133.3 sq m). On entering, the ground floor has a fitted utility room with a door to the patio garden where there is a gate leading onto communal gardens. There is also a bedroom, shower room with WC and access to the garage.

On the first floor there is a very large L shaped reception room with dual aspect to both the front and rear of the property, as well as a fitted kitchen. The second floor has a further three bedrooms, two of which have fitted cupboards, and also a family bathroom.

The house has off street parking at the front and there is also parking on the road. Belair Park is nearby and the property is well situated for local schools including Dulwich College, Oakfield School, Rosemead and Dulwich Prep London. The nearest stations are West Dulwich with regular services to Victoria and Tulse Hill for direct trains to London Bridge and Blackfriars. There are also good bus routes within close walking distance.

EPC Rating D

<u>ACCOMMODATION</u>	
Four bedrooms	Shower room
Kitchen	Fitted cupboards
Spacious L shaped reception room	Garage
Utility room	Off street parking
Bathroom	Landscaped communal gardens

£795,000











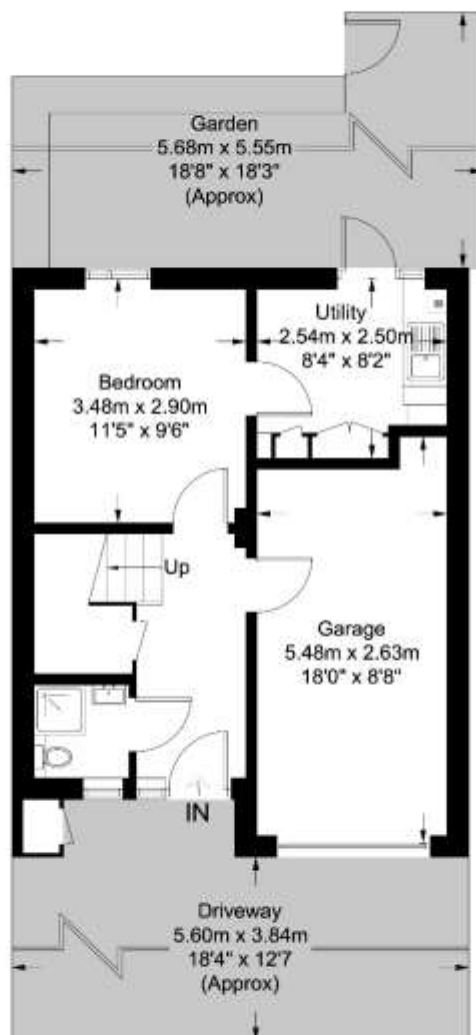




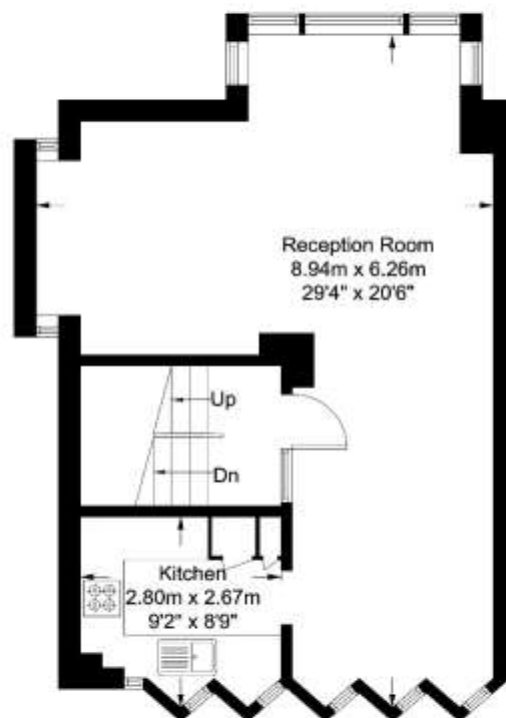


## Walkerscroft Mead, SE21

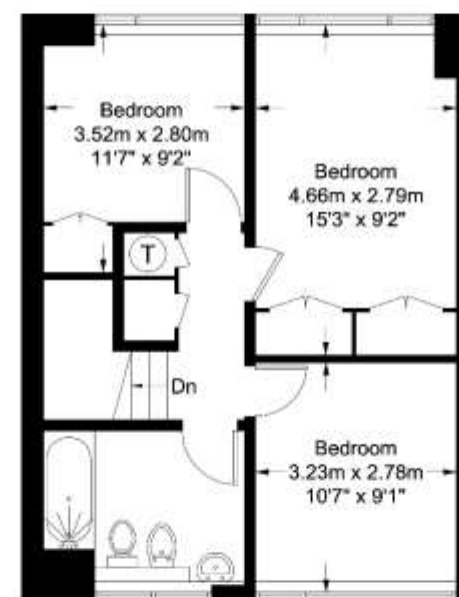
Approximate Gross Internal Area = 1435 sq ft / 133.3 sq m  
(Including Garage)



**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)

**HARVEY & WHEELER**  
ESTABLISHED 1835

**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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