

**HARVEY &
WHEELER**
ESTABLISHED 1855

169 TURNEY ROAD
DULWICH SE21 7JU



A very attractive semi detached cottage with gated off-street parking, front and rear gardens, and a prime position in the heart of Dulwich Village.

Offered to the market chain free, this home is set in one of Dulwich's most sought after areas, close to Dulwich Park, the Picture Gallery and highly regarded local schools including Dulwich Infants', Dulwich Hamlet, JAGS, Dulwich College and Alleyn's.

Extending to approximately 1,480 sq ft (137.5 sq m), including the garage but excluding the loft, the property also offers excellent potential for further enhancement, subject to the necessary planning consents.

The ground floor comprises a welcoming front reception room and a spacious dual-aspect double reception room featuring a fireplace and French doors opening onto the mature rear garden. The kitchen/breakfast room also enjoys direct garden access. On the first floor, there is the principal bedroom, three additional double bedrooms, a shower room, and a separate WC.

The beautifully planted, gated front garden includes a range of mature shrubs and plants, together with off-street parking and access to the garage. To the rear, the garden is mainly laid to lawn with a patio seating area and established borders.

The property is exceptionally well connected, with North Dulwich station providing regular services to London Bridge and Peckham Rye for the Windrush Line. West Dulwich and Herne Hill stations are also nearby, offering convenient links to Victoria, Blackfriars, St Pancras, and Thameslink services.

Freehold. EPC Rating C. Council Tax Band G.

ACCOMMODATION

4 Double bedrooms

Dual aspect double reception room

Shower room

Front reception room

2 Separate WCs

Kitchen/breakfast room

Loft space

Garage

Front garden/driveway

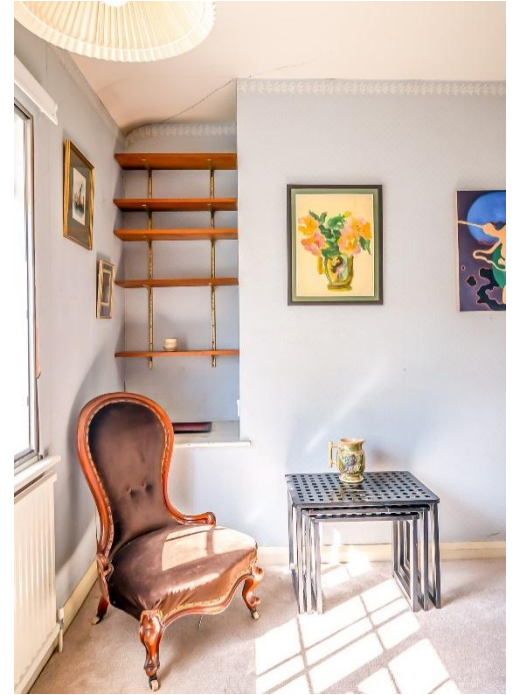
Mature rear garden

£1,650,000









Turney Road, SE21

Approximate Gross Internal Area = 123.84 Sq m / 1333 Sq ft

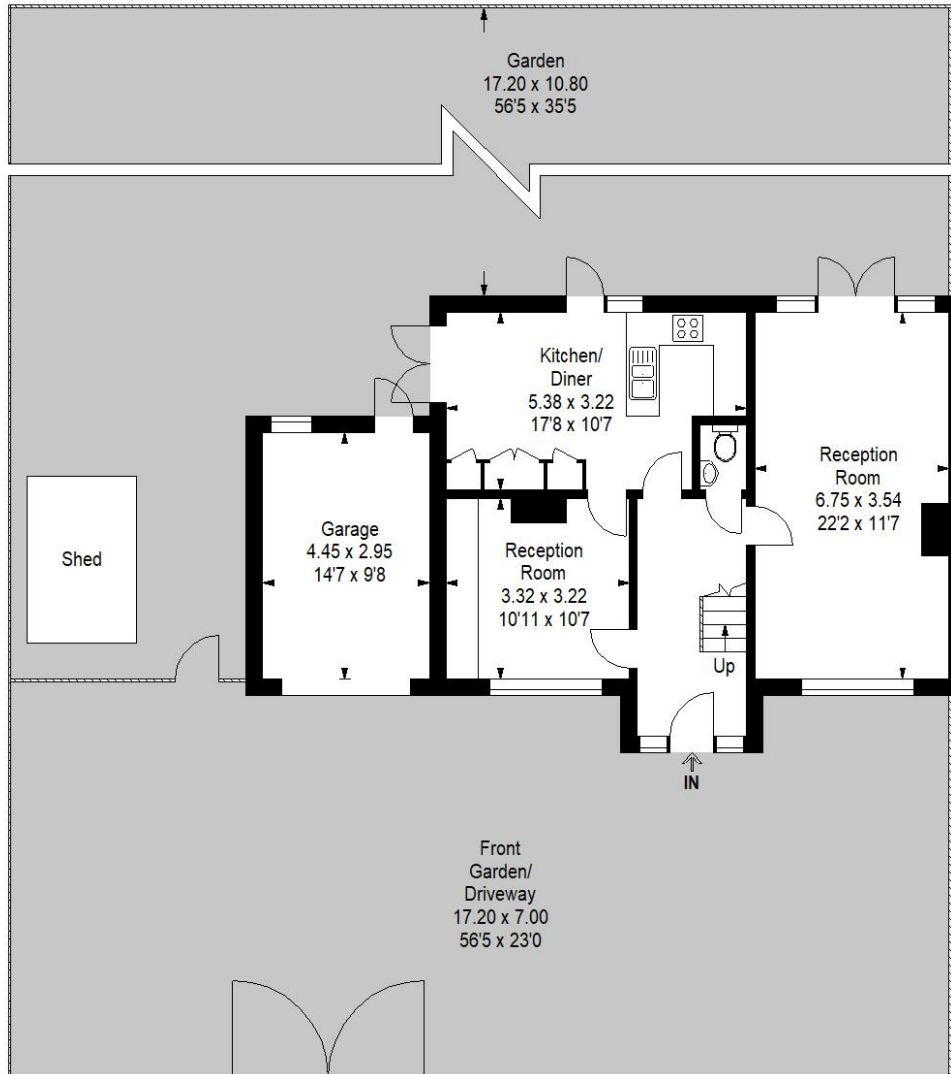
Garage = 13.66 Sq m / 147 Sq ft

Total Area = 137.49 Sq m / 1480 Sq ft

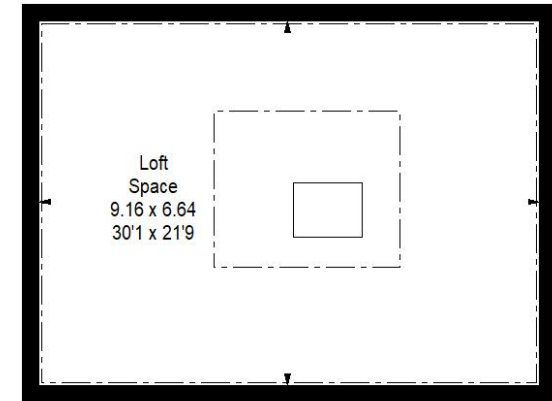
Additional Loft Space = 60.85 Sq m / 655 Sq ft



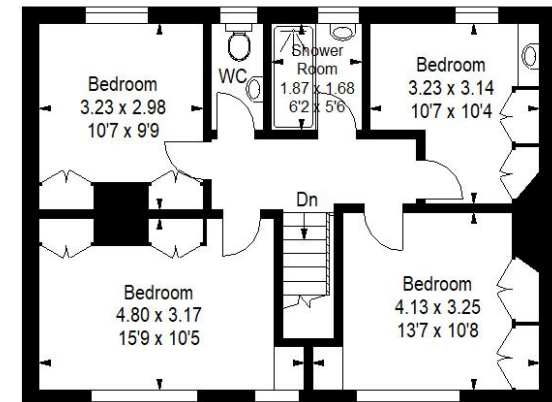
[Dashed line] = Reduced headroom below 1.5m / 5'0"



Ground Floor



Loft



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

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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