



Dovercourt Road, Dulwich Village **SE22**

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## Description

Nestled in the heart of Dulwich and offering well balanced living space, as well as an 88 ft secluded South east-facing garden, this home is the epitome of desirable living. Stepping through the welcoming entrance, the ambiance is immediately established. The west-facing living room boasts bespoke built-in shelving, combining functionality with style. Moving towards the rear of the property, an exquisite kitchen entertaining space awaits, suffused with an abundance of natural light. This captivating area seamlessly connects to the tranquil 88ft sun-drenched garden through two sets of bi-folding doors. Adorned with flourishing mature shrubs and majestic trees, the garden exudes an air of serenity.

Ascending to the upper floors, one discovers four generously proportioned bedrooms, each characterized by their well-lit and airy ambiance. The first floor also accommodates a delightful family bathroom. The principal suite encompasses the entire second floor and features an en suite shower room.

In summary, this superb residence offers an idyllic lifestyle within close proximity to Dulwich Village. With its abundant living space, well-appointed bedrooms, and a secluded south east-facing garden, it embodies the epitome of refined living in Dulwich.

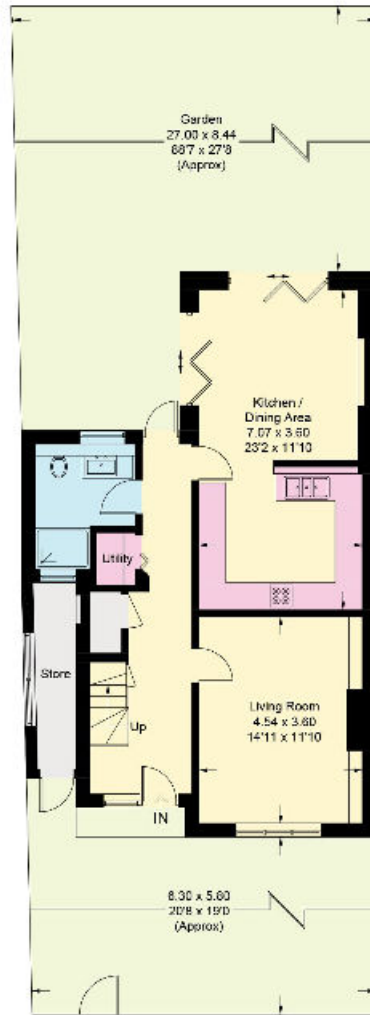
## Location

Dovercourt Road is a sought after residential street in the heart of Dulwich Village. Its peaceful, yet convenient location provides access to the various cafes and boutiques of Dulwich Village and also the hustle, bustle and amenities of Lordship Lane. The green space of Dulwich Park is also close by.

Dulwich Village Infant School and Dulwich Hamlet Junior School are both rated 'Outstanding' by Ofsted and there are also a number of world-renowned independent options such as James Allens' Girls School, Alleyn's School and Dulwich College. North Dulwich Station (0.6 miles) provides direct and frequent services to London Bridge. Herne Hill station (1.2 miles) has Southeastern services to London Victoria and Thameslink services to London Blackfriars, Farringdon, St. Pancras International and Luton Airport. All distances are approximate.

EPC: C Council Tax Band: F Local Authority: Southwark Council and The Dulwich Estate Scheme of Management Tenure: Freehold





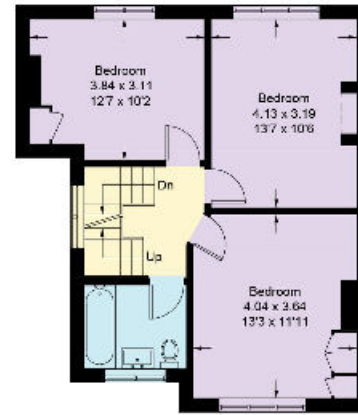
**Ground Floor**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

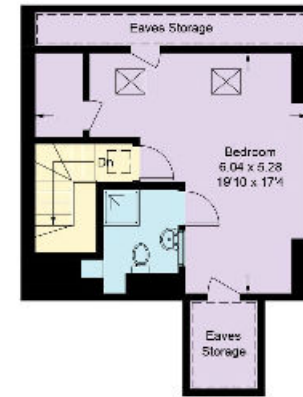


Approximate Gross Internal Area = 148.3 sq m / 1596 sq ft  
 (Excluding Eaves Storage / Reduced Headroom)  
 Store = 3.7 sq m / 40 sq ft  
 Eaves Storage / Reduced Headroom = 7.4 sq m / 80 sq ft  
 Total = 159.4 sq m / 1716 sq ft

= Reduced headroom below 1.5m / 50



**First Floor**



**Second Floor**

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