



Burbage Road, Dulwich Village **SE24**





Description

Located on a popular tree-lined residential road, this unique and exceptional Edwardian five bedroom semi-detached family home offers substantial and stylish living space in a prestigious location.

A private driveway and a low-maintenance front garden lead to the front door and welcoming entrance hall. Inside, the split-level double reception room provides a contemporary open-plan living space juxtaposed with traditional ornate plasterwork and door pediments to create a truly spectacular entertaining area.

A side return and rear extension allows flow to the rear of the property which hosts a further expansive reception space comprising a formal sitting room, dining area, guest cloakroom and kitchen with sliding doors opening seamlessly to the large, south-west facing garden that backs on to the Edward Alleyn Sports Club.

Spread across the first and second floors are five well proportioned stylish bedrooms and a separate study. The impressive principal bedroom on the first floor benefits from a large walk-in wardrobe and a traditional balcony. Each floor also has a contemporary bathroom.

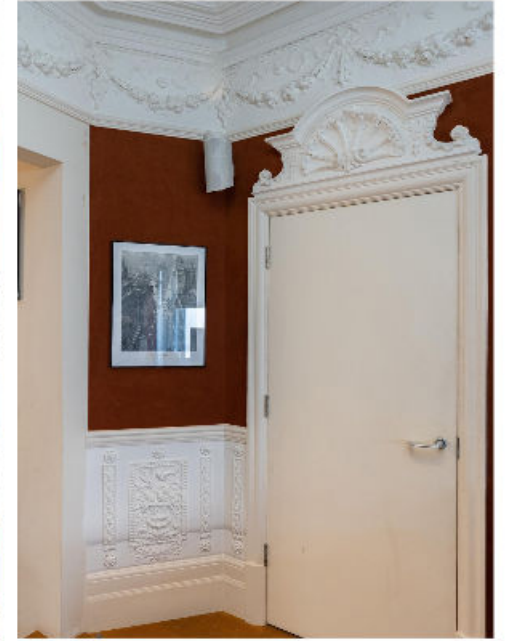
To the side of the property is a plot of land which provides off-street parking, a detached garage (which hosts the laundry) and additional garden width on which a garden room containing a gym is built. The use of this land is granted under licence from the Dulwich Estate and so whilst being of huge benefit to a potential purchaser, does not form part of the sale.

Location

Burbage Road is one of the most prestigious addresses in Dulwich. This house is ideally situated for both the shops and amenities of Dulwich Village as well as the buzz of Herne Hill.

The green spaces of Dulwich Park, Brockwell Park and Belair Park are nearby and sought-after State schools are on the doorstep, as are world-renowned independent options such as James Allen's Girls' School, Alleyn's School and Dulwich College. Transport links are excellent: Herne Hill station (0.6 miles) offers direct services to London Victoria, London Blackfriars, Farringdon and London St Pancras International and North Dulwich station (0.6 miles) provides direct services to London Bridge. All distances are approximate.









Approximate Gross Internal Area = 280.1 sq m / 3015 sq ft
 Garden Room = 27.3 sq m / 294 sq ft
 Total = 307.4 sq m / 3309 sq ft

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.

Tenure: Freehold
 EPC: D
 Council Tax Band: G
 Local Authority: Southwark Council and The Dulwich Estate Scheme of Management
 Guide Price £3,750,000

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated October 2024. Photographs and videos dated October 2024.

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