



Turney Road, Dulwich Village **SE21**

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## Description

With off-street parking to the front and a secluded south east facing garden to the rear, this charming four bedroom, two bathroom Victorian semi-detached family home offers scope to extend and add value, subject to the usual consents.

An inviting entrance hall with original tiled flooring provides access to a front aspect living room with bay window, feature fireplace and high ceilings typical in a property of this era. It opens through to a spacious kitchen area leading to the rear garden and a separate utility space. To the rear is a sizeable principal reception that also opens onto the pretty rear garden.

The first floor comprises four spacious bedrooms and two bathrooms including a full width principal suite. There is also a vast loft space with plenty of eaves storage, offering scope for extension to create a further one of two bedrooms, subject to the usual consents.

## Location

Conveniently located on this popular tree-lined residential road between Dulwich Village, West Dulwich and Herne Hill, this wonderful home is ideally positioned for a variety of local amenities.

Sought-after state schools are nearby including Rosendale Primary School, Dulwich Village Infants, Dulwich Village Hamlet and Charter North Dulwich, as are world-renowned independent options such as James Allen's Girls School, Alleyn's School and Dulwich College.

It is well located for transport links: West Dulwich station (0.5 miles) and North Dulwich station (0.9 miles) offers Southern services to London Bridge. and Herne Hill station (0.6 miles) has Southeastern services to London Victoria and Thameslink services to London Blackfriars, Farringdon and, St. Pancras International.

All distances are approximate.

**Tenure: Freehold**

**Local Authority: Southwark Council**

**EPC: E Council Tax Band: G**



Approximate Gross Internal Area  
 Ground Floor = 74.9 sq m / 806 sq ft  
 First Floor = 75.1 sq m / 808 sq ft  
 Attic Room = 33.8 sq m / 364 sq ft (Reduced Headroom)  
 Reduced Headroom = 11.5 sq m / 124 sq ft  
 Total = 195.3 sq m / 2102 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.



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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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