



Court Lane, Dulwich Village **SE21**





Description

Located in Dulwich Village, this thoughtfully extended and refurbished five bedroom semi-detached house offers an abundance of space for the growing family and is found on the prestigious Court Lane, benefitting from a fantastic south west facing garden and off street parking.

An inviting entrance hall leads to a front aspect living room with a lovely bay window and feature fireplace. To the rear is a thoughtfully designed kitchen entertaining living area with bi-fold doors opening up on to the lovely patio area and beautifully screened south west facing 175ft rear garden backing on to the picturesque Dulwich Park. The ground floor also offers a handy utility room, music room, cloakroom and an integral garage.

Spread across the upper floors are five well proportioned, bright and airy bedrooms and two bathrooms including an impressive rear aspect principal suite overlooking Dulwich Park with a walk-in wardrobe and contemporary en suite bathroom.

Location

Court Lane is one of the most prestigious addresses in Dulwich Village due to its proximity to both Dulwich Village and Dulwich Park.

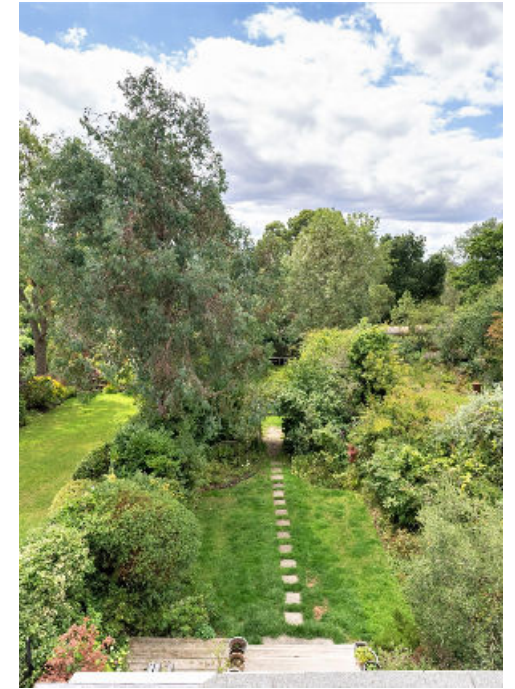
World-renowned independent and state schools are nearby including Alleyn's School, James Allen's Girls School and Dulwich College.

Transport links in the area are also fantastic with links to London from North Dulwich Station (0.9 miles) offering Southern services to London Bridge. All distances are approximate.

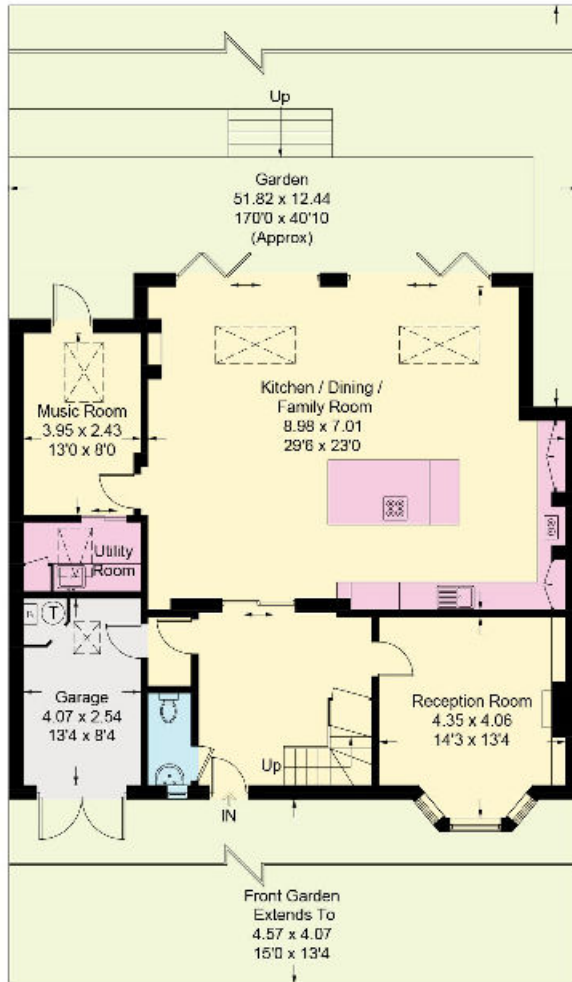
Tenure: Freehold EPC: D Council Tax Band: G

Local Authority: Southwark Council and The Dulwich Estate Scheme of Management





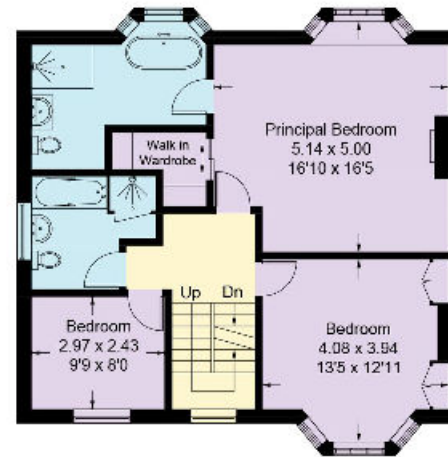




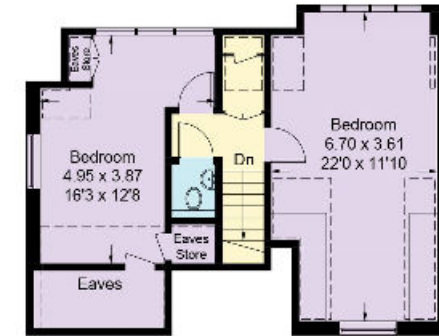
Approximate Gross Internal Area
 Ground Floor = 124.1 sq m / 1336 sq ft
 First Floor = 73.5 sq m / 791 sq ft
 Second Floor = 35.4 sq m / 381 sq ft
 Reduced Headroom / Eaves = 15.3 sq m / 165 sq ft
 Total = 248.3 sq m / 2673 sq ft
 (Including Garage)



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.



--- = Reduced headroom below 1.5m / 5'0"



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Ground Floor
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Second Floor

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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 August 2022. Photographs and videos dated August 2022.

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