



Alleyn Park, SE21
£1,350,000

020 8702 8111
[pedderproperty.com](https://www.pedderproperty.com)

pedder



In general

- A stunning detached family house for sale
- Recently extended, upgraded and modernised to an extremely high standard
- Five bedrooms, two bathrooms
- Large 22' x 19' dual aspect reception room
- Further rear reception room
- Downstairs cloakroom
- Attractive gardens to front, rear and side of the property.
- Drive providing off street parking
- Beautifully presented throughout
- Highly sought after location

In detail

A stunning detached family house for sale located on one of the most sought after residential roads in the area.

The property has recently been extended, upgraded and modernised to an extremely high standard creating a beautifully presented family home. The spacious accommodation is arranged over two floors and comprises five bedrooms, two bathrooms, large dual aspect 22' x 19' reception room, further rear reception room, modern re-fitted integrated kitchen and downstairs cloakroom. Externally the gardens wrap around the property on three sides and offer excellent outdoor space for entertaining. There is also a further courtyard with space for table and chairs. To the front of the house there is a driveway providing off street parking.

Dulwich Village and West Dulwich are easily accessible with numerous boutiques, cafes and restaurants. The popular Dulwich Park, Belair Park and Dulwich Picture Gallery are close by. The property is also well placed for access to OFSTED 'outstanding' primary and secondary state schools as well the renowned independent schools including James Allen's Girls School, Alleyn's School and Dulwich College. Alleyn Park is just a short walk from West Dulwich railway station, which offers services to London Victoria and London Blackfriars. Nearby Gipsy Hill station offers services to London Bridge and London Victoria.

An internal viewing of this fine family house is advised.

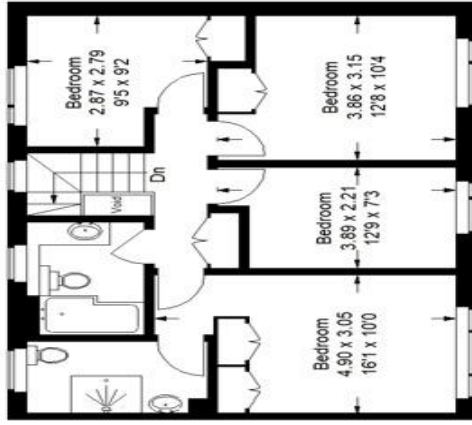
EPC: D | Council Tax Band: F



Floorplan

Alleyn Park, SE21

Approximate Gross Internal Area
 Ground Floor = 111.2 sq m / 1197 sq ft
 First Floor (Excluding Void)
 57.8 sq m / 622 sq ft
 Total = 169.0 sq m / 1819 sq ft



First Floor

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

Ground Floor

Copyright www.pedderproperty.com © 2023

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	80 C
39-54	E		
21-38	F		
1-20	G		

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.