



Great Brownings, SE21
£1,150,000

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In general

- A wonderful four-bedroom detached house in Great Brownings
- Unique and much sought after location surrounded by Dulwich Woods
- Master bedroom with en-suite bathroom
- Three further bedrooms and a second bathroom
- A bright and spacious double height galleried entrance hall
- Fitted kitchen/dining room
- Spacious L-shaped reception room with direct access to the private garden
- Large cellar and a single garage situated en-bloc
- Attractive gardens to front and rear
- Beautifully presented throughout

In detail

A wonderful four-bedroom detached house in Great Brownings, a beautifully landscaped estate designed in 1966 by Malcolm Pringle of Austin Vernon and Partners. The property is surrounded by Dulwich and Sydenham Woods, which are a wildlife nature reserve.

This light and spacious property occupies an excellent elevated position within the development, where the sun bathes the rooms in natural light and the location provides lovely views of the surrounding woodland. The accommodation comprises of a bright and spacious double height galleried entrance hall, fitted kitchen/dining room, ground floor WC and a spacious L-shaped reception room with direct access to the private garden. To the first floor there is master bedroom with en-suite bathroom, three further bedrooms and a second bathroom. To the rear there is a further private garden. There is also a large cellar and a single garage situated en-bloc.

Dulwich Village is 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 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. Great Brownings is a short walk on a footpath to Sydenham Hill station, which runs services to London Victoria and Blackfriars.

Early viewing of this outstanding property is advised.

EPC: D | Council Tax Band: G



Floorplan

Great Brownings, SE21

Approximate Gross Internal Area

Lower Ground Floor = 56.4 sq m / 607 sq ft

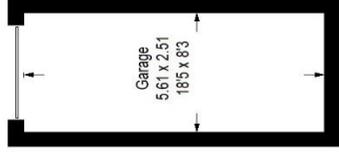
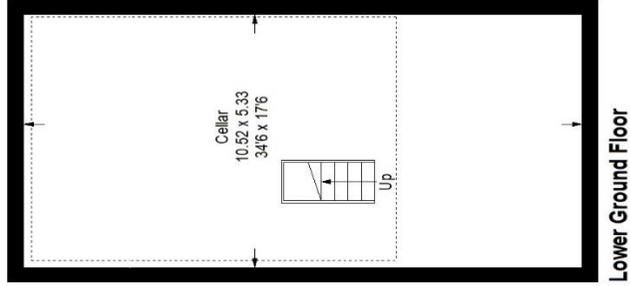
Ground Floor = 67.8 sq m / 730 sq ft

First Floor = 65.9 sq m / 709 sq ft

(Excluding Void)

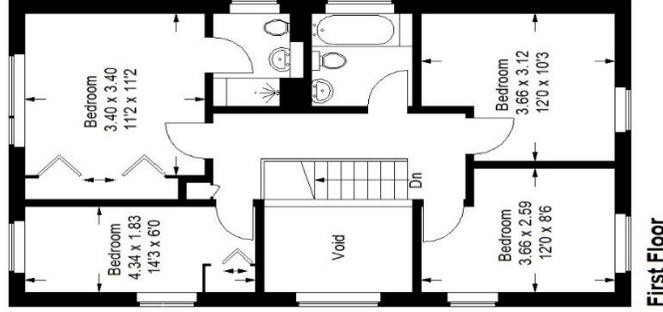
Garage = 14.6 sq m / 157 sq ft

Total = 204.7 sq m / 2203 sq ft



Ground Floor

(Not Shown in Actual Location / Orientation)



= Reduced Headroom Below 1.5 M / 5'0

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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		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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