



Great Brownings, SE21
£1,050,000

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

pedder



In general

- A detached house located in Great Brownings
- Four bedrooms
- Two bathrooms (one en-suite)
- Two receptions rooms
- Kitchen, cloakroom
- Lovely double height galleried entrance hall
- Secluded rear garden
- Single garage en-bloc
- Highly sought after location
- Offered with no onward chain

In detail

A 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 and the location provides lovely views of the surrounding woodland. The accommodation on the ground floor comprises of a bright and spacious double height galleried entrance hall, kitchen open-plan to the 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 a master bedroom with en-suite shower room, three further bedrooms and a second bathroom. There is also 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 just a short walk to Sydenham Hill station, which runs services to London London Victoria and London Blackfriars.

Offered with no onward chain.

EPC: D | Council Tax Band: G

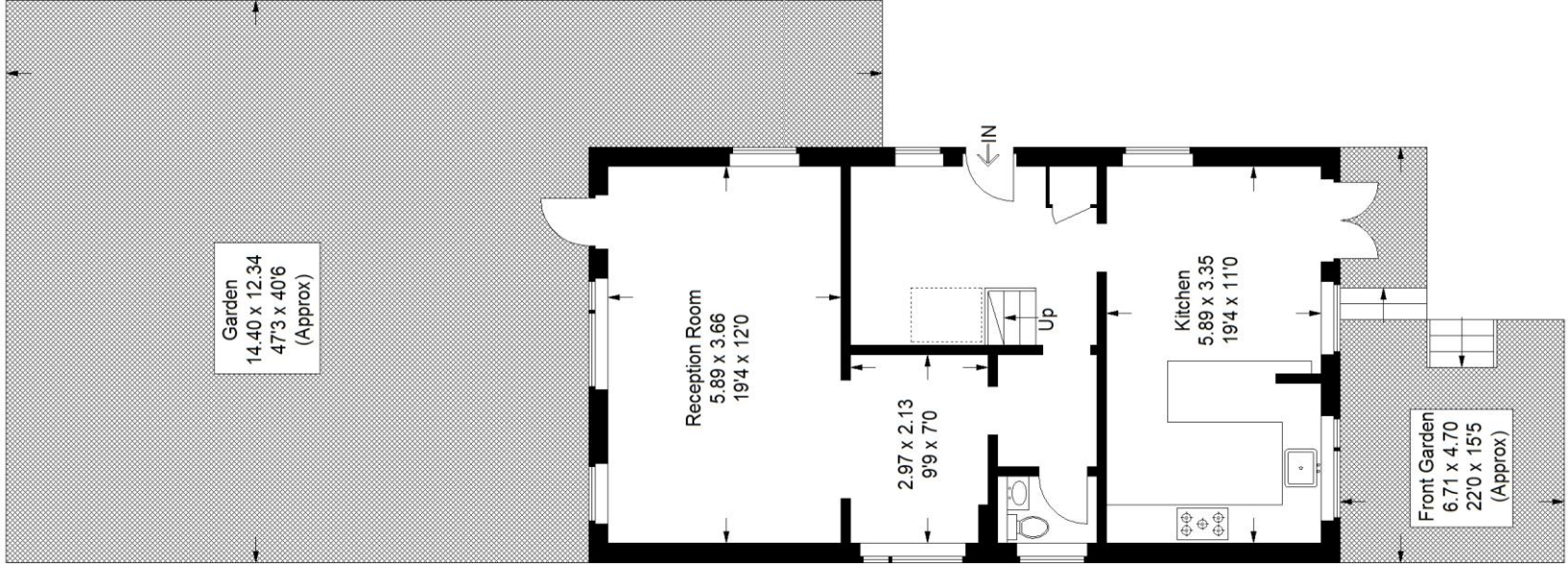


Floorplan

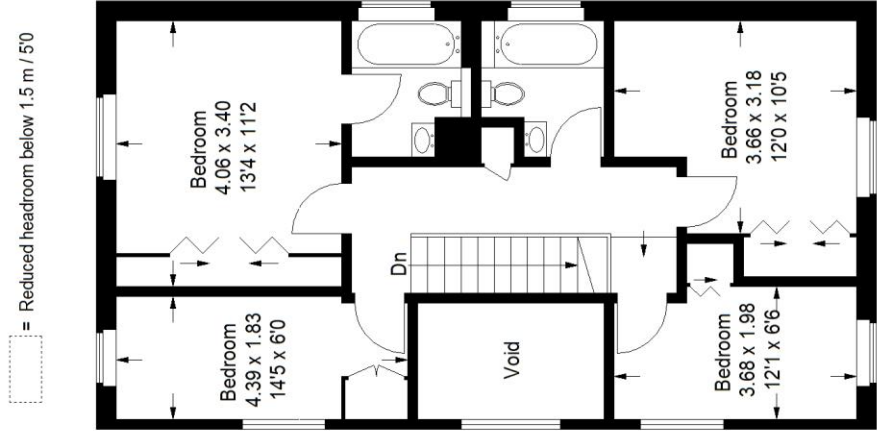


Great Brownings, SE21

Approximate Gross Internal Area (Excluding Void)
127.4 sq m / 1371 sq ft



Ground Floor



First Floor

⋯ = Reduced headroom below 1.5 m / 5'0

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	
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.

Copyright www.pedderproperty.com © 2024
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.