



Great Brownings, SE21 | £825,000

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In General

- A modern three bedroom house for sale
- Highly sought after location with views over Dulwich Woods
- Spacious open-plan lounge/dining room
- Fitted kitchen
- Modern bathroom, separate WC
- Study/office
- Attractive and secluded rear garden
- Single garage situated en-bloc
- Highly sought after location
- Offered with no onward chain

In Detail

A three-bedroom house for sale in Great Brownings, a beautifully landscaped estate designed in 1966 by Malcolm Pringle of Austin Vernon and Partners. The property is sited on a secluded private road surrounded by Dulwich and Sydenham Woods and Lower Cross Woods, which is a private nature reserve maintained by London Wildlife Trust. The estate additionally benefits from multiple communal areas and gardens and a vibrant residents community.

This light and spacious property occupies an excellent position within the development with the rear garden backing onto woodland and the nature reserve which can be accessed via footpaths. The property has accommodation comprising of three bedrooms, kitchen, family bathroom, separate WC, study/office and a lovely open-plan 28' x 18' lounge/dining room with sliding patio doors opening out onto the rear garden. The garden measures approximately 30' and there is direct access beyond into the woods. There is a 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 an approximately 6-minute walk on a woodland footpath to Sydenham Hill station, which runs services to London Victoria and Blackfriars in approximately 15 minutes.

The property is offered with no onward chain.

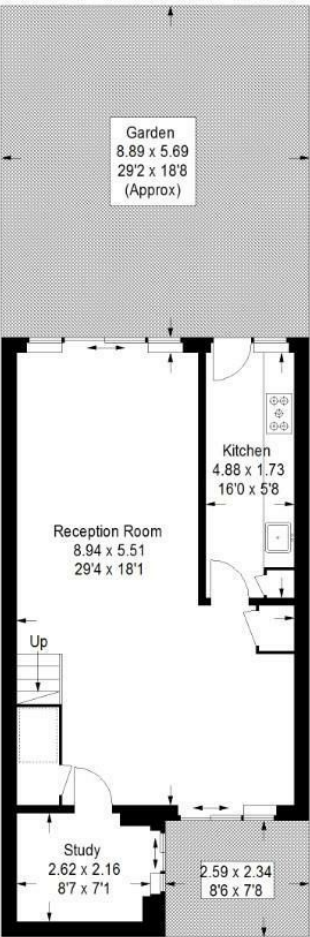
EPC: C | Council Tax Band: F



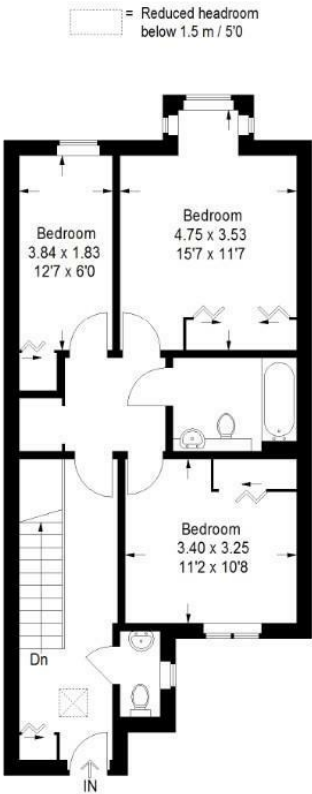
Floorplan

Great Brownings, SE21

Approximate Gross Internal Area
115.2 sq m / 1240 sq ft

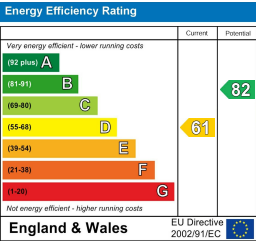


Lower Ground Floor



Ground Floor

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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.



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