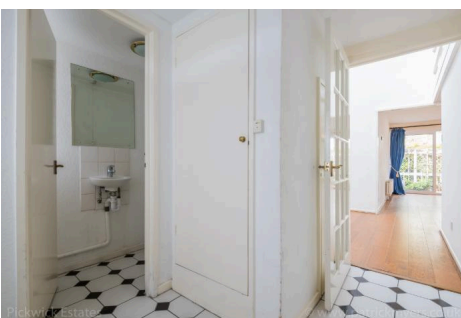


50, Lings Coppice , SE21 8SX · 4 bedroom House

£795,000



ALPS Estates Ltd trading as Pickwick Estates

47 Honor Oak Park, Honor Oak, London SE23 1EA · 020 3397 1166

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£795,000



Property description

Representing one of the more unique and adventurous of the Dulwich Estate houses is this lovely end of terrace 4-bedroom terraced house, offered to the market CHAIN FREE, in a very convenient location close to West Dulwich Station (Victoria, Blackfriars) and well located for local schools such as Oakfield, Dulwich College and Dulwich Prep London. The property requires updating and has a nice west facing rear garden. A brief overview of this property: off street parking and a garage, four bedrooms, a large bathroom, sitting room, dining room, kitchen, cloakroom/WC, off road parking on the private road, communal and private gardens.

Upon entry there is a wide tiled hallway with fitted cupboards, to the right is an internal door to the garage and to the left is a guest cloakroom WC.

The space opens up dramatically to a double height dining room with high level windows and an upper floor gallery and a huge skylight above that floods the house with natural light. The floors in this space are clad in solid Oak, which runs seamlessly through to the main living space that offers direct access to the rear garden.

Adjacent is the kitchen which has tiled floors and a good number of white gloss wall and base mounted units with a white tiled splash back. A wooden worktop houses the Hob with oven below and the sink. There is also a breakfast bar on the opposite wall and a double-glazed patio door with a window to the side that offers direct access to the garden.



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The garden is Westerly facing so it catches the afternoon and evening sunshine. Its low maintenance thanks to the sandstone paving underfoot which is surrounded by mature plants and shrubs. A gate in the back fence offers rear access to the communal gardens.

Upstairs there are four bedrooms, all of which are carpeted and have floor to ceiling double glazed windows that offer plenty of natural light. There are two bedrooms at the front and two larger bedrooms at the back, the three largest rooms have fitted wardrobes. The smaller bedroom also offers the opportunity for a perfect Home Office.

The family bathroom is fully tiled incorporating a large bathtub with shower above, a toilet and a wash hand basin with a mirror above. Overhead there is a skylight that offers natural light and ventilation.

The houses on Lings Coppice represent some of Dulwich Estates most interesting architecture. The layout is defined as a Radburn layout, after a town in the US where it was first designed. The houses of Lings Coppice are arranged in a U-shape of terraces with gardens that open onto communal landscaped amenity areas. The houses have a unique design over two levels, with an atrium style dining area that acts as the main circulation space. The individual designer was Manfred Bresgaens, a German architect working for Austin Vernon & Partners at the time. Lings Coppice today offers a strong sense of community with a well-run Residents Association that provides practical and social support for all residents.

The area is renowned for its quality of schools with both Dulwich College and Dulwich prep within easy reach. Nearby there are plenty of amenities such as restaurants, cafes, a delicatessen and a Tesco metro. Dulwich Village is also within easy reach with its Picture Gallery and the park. Rail links to London Victoria and Blackfriars are from West Dulwich station and the number 3 bus has a good service to Regent street via Brixton (Victoria Line).

Property features

- 4 bedroom mid century terraced house
- CHAIN FREE
- Westerly facing low maintenance private rear garden
- Off street parking and a garage
- Private road and communal gardens
- Reception room and a dining area
- Fitted kitchen
- Family bathroom and downstairs cloak room WC
- Close to local amenities and a selection of quality schools, Dulwich College and Dulwich Prep.
- Close to West Dulwich station (Victoria and Blackfriars)



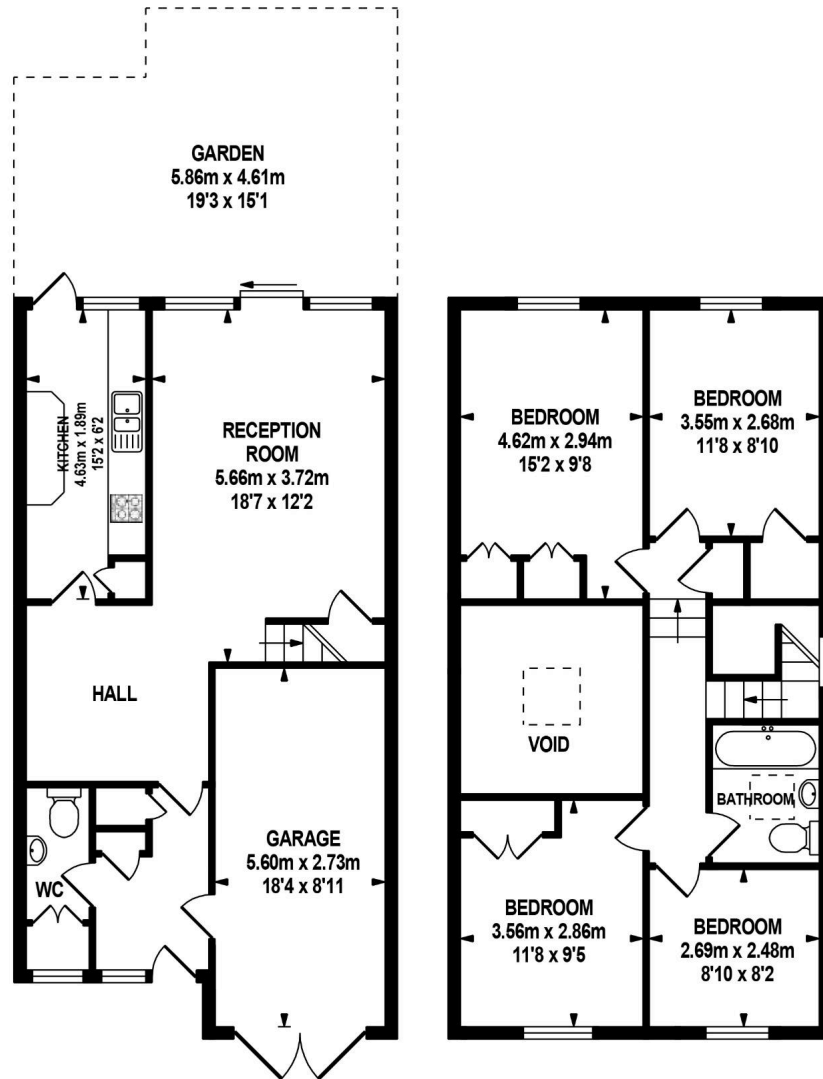
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GROUND FLOOR
APPROX. FLOOR
AREA 62.24 SQ.M.
(670 SQ.FT.)



FIRST FLOOR
APPROX. FLOOR
AREA 56.73 SQ.M.
(610 SQ.FT.)

TOTAL APPROX. FLOOR AREA 118.97 SQ.M. (1280 SQ.FT.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.
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