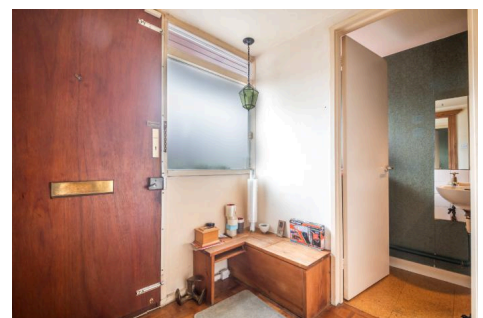
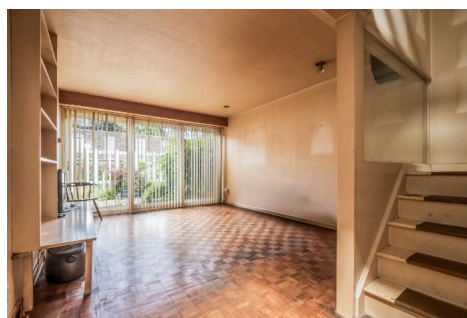


43, Lings Coppice , SE21 8SX · 4 bedroom House

£800,000



ALPS Estates Ltd trading as Pickwick Estates

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

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£800,000



Property description

Presenting one of the more unique and adventurous of the famous Wates built, Dulwich Estate houses, is this charming mid-century, 4-bedroom terraced family home. Offered to the market CHAIN FREE, in a very quiet, 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 throughout as its only had one owner! It has a nice a west facing rear garden that leads to a well-kept, gated communal garden, private for the residents.

A brief overview of this property: off street parking and an integrated 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 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 dramatically to a double height dining room with an upper floor gallery and a huge skylight above that floods the house with natural light. The floors in this space are clad in the original solid Oak parquet, which runs seamlessly through to the main living space that offers direct access to the rear garden via large floor to ceiling sliding doors. Also accessible from the



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lounge is a large storage cupboard located under the stairs.

Adjacent is the kitchen which has lino floors and still retains the original gloss wall and base mounted units with a white tiled splash back. A laminate worktop houses the hob with oven below and the sink.

There is also a folding 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.

The garden is Westerly facing, so it catches the afternoon and evening sunshine. Its low maintenance thanks to the paving underfoot which is surrounded by beds of mature plants and shrubs. A secure gate in the back fence offers rear access to the very well-kept communal gardens that is private to the surrounding residents.

A staircase with the original mid-century balustrade leads up to an impressive gallery landing that overlooks the dining area below. There is also additional storage in the form of a cupboard under the stairs.

Upstairs on the first floor are four bedrooms, all of which have impressive 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 would make a perfect home office or a kids bedroom.

The family bathroom is partially tiled, incorporating a large bathtub with shower above, a toilet and a wash hand basin with a vanity unit below and an original mirror on the wall above. Overhead there is a skylight that offers natural light and ventilation.

The houses on Lings Coppice represent some of the Wates built, 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).



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Property features

- 4 bedroom mid century terraced house in need of renovation
- CHAIN FREE SALE
- Westerly facing low maintenance private rear garden
- Off street parking and a garage
- Private road and communal gardens
- Reception room and a dining area
- Kitchen
- Family bathroom and downstairs 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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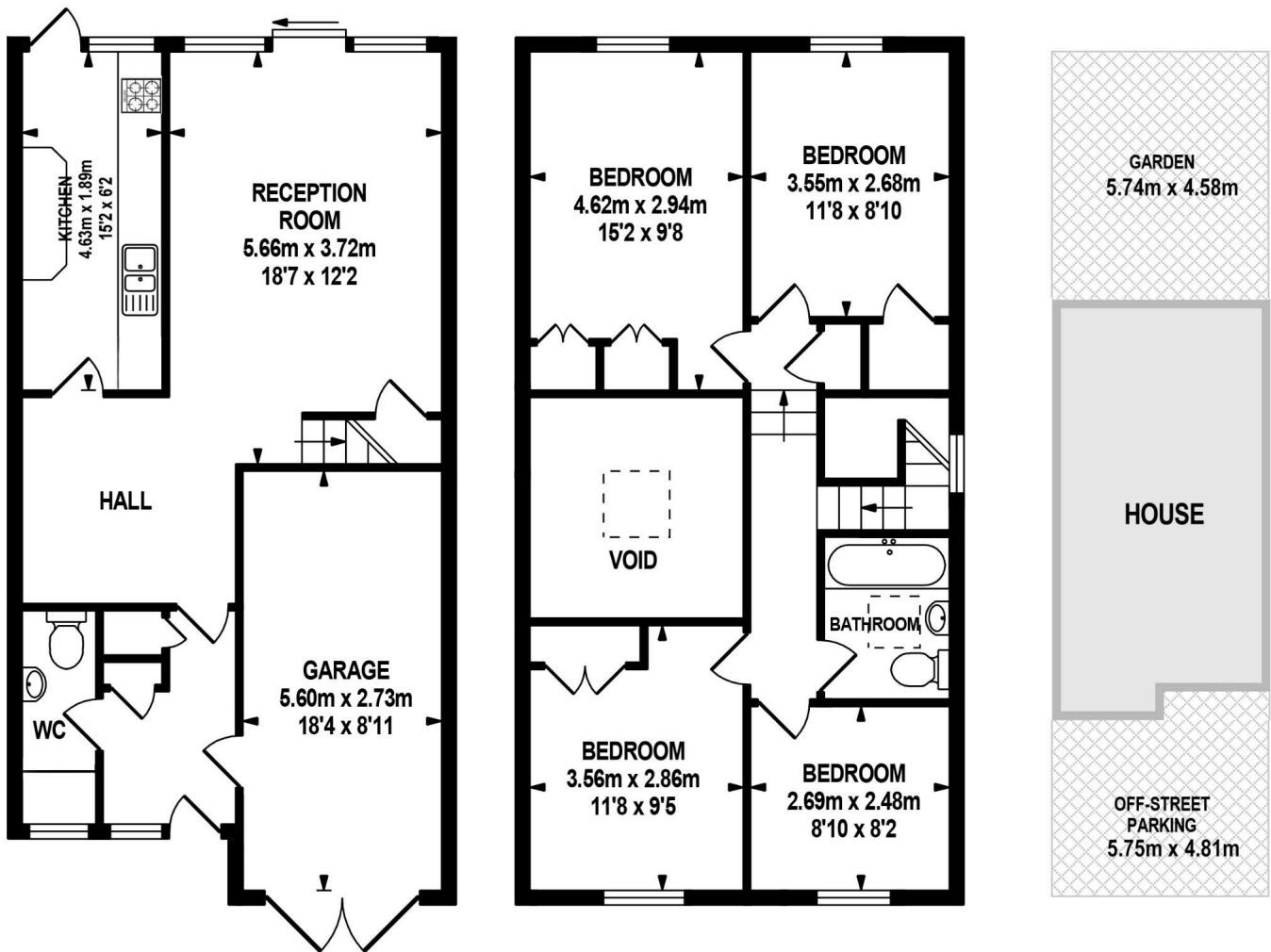
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GROUND FLOOR
APPROX. FLOOR
AREA 62.24 SQ.M.
(670 SQ.FT.)



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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