



Dulwich Wood Avenue, SE19 | £1,375,000

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In General

- Five bedroom semi-detached house
- Prestigious residential location
- Crystal Palace / Dulwich borders
- No onward chain
- Brand new refurbishment
- Large kitchen / diner
- 112 ft sunny rear garden
- Off street Parking
- En suite shower room
- Utility room

In Detail

A completely modernised five-bedroom mid-century semi-detached home, perfectly positioned on a highly regarded road on the borders of Crystal Palace and Dulwich.

Spanning three levels and approximately 1,724 sq ft (160 sq m), the property offers bright, spacious, and seamlessly connected living spaces. The accommodation includes five generously proportioned bedrooms, a striking open-plan kitchen and living area designed for contemporary family life, two stylish bathrooms featuring bespoke tiling and premium fittings, and a practical utility room. At the rear, the garden stretches to 112 ft and benefits from a decked seating area and a sunny south-westerly aspect. The lawned space provides a versatile canvas, ideal for entertaining or relaxing. Set back from the road, the property also features a private driveway with parking for two vehicles.

Dulwich Wood Avenue is one of the area's most prestigious and sought-after addresses. The location offers excellent access to Gipsy Hill Station, Dulwich College, and a range of highly regarded schools including Dulwich Prep, Alleyn's, and JAGS. Residents can enjoy the nearby green spaces of Crystal Palace Park and Dulwich Woods, providing abundant opportunities for outdoor recreation. Commuters benefit from fast and direct services into Victoria and London Bridge from Gipsy Hill Station, with additional connectivity via Sydenham Hill and the Overground network at Crystal Palace, making this a superbly connected and desirable place to call home.

Viewing is highly recommended to fully appreciate the standard of accommodation and location.

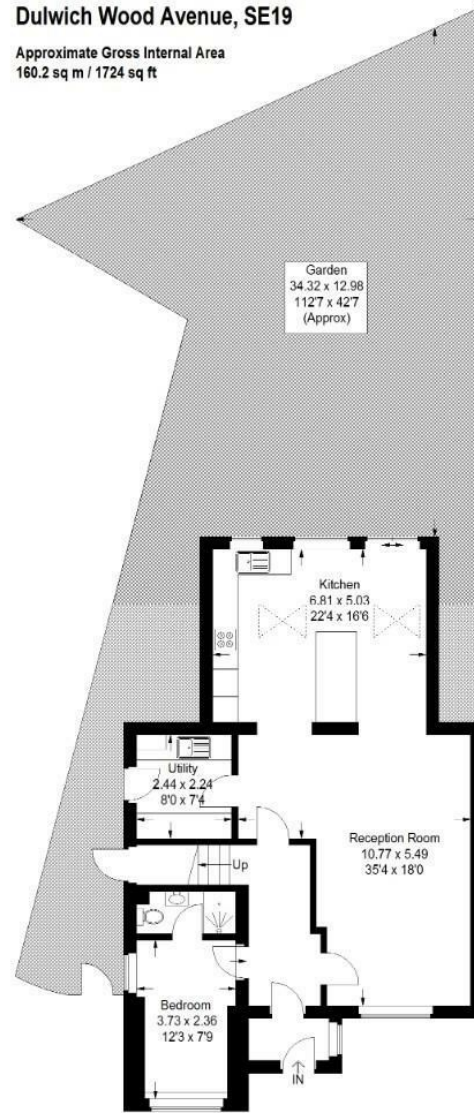
EPC: D | Council Tax Band: E



Floorplan

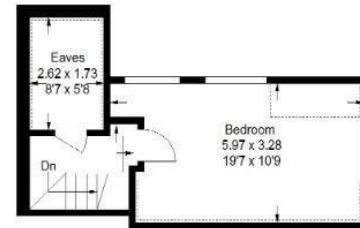
Dulwich Wood Avenue, SE19

Approximate Gross Internal Area
160.2 sq m / 1724 sq ft

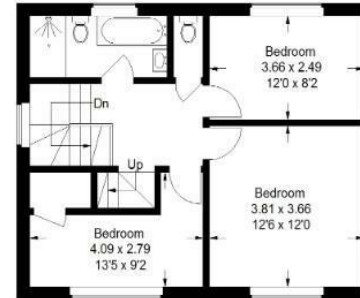


Ground Floor

= Reduced headroom below 1.5 m / 5'0"



Second Floor



First 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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
102 plus) A	
76-101) B	
69-75) C	
66) D	78) D
59-68) E	
51-58) F	
35-50) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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