



SUNRAY AVENUE

London, SE24



A WONDERFUL, FIVE BEDROOM FAMILY HOME

The house is ideally located in the prestigious North Dulwich Triangle, near to the boutiques and cafes of Dulwich Village and Half Moon Lane as well as the green open spaces of Sunray Gardens, Dulwich Park and Brockwell Park.



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Local Authority: Southwark Council and The Dulwich Estate Scheme of Management

Council Tax band: G

Tenure: Freehold

Please note, we have not yet received confirmation from the client regarding certain information for this property.

You should ensure you make your own enquiries regarding material information about this property.

Guide Price: £2,200,000



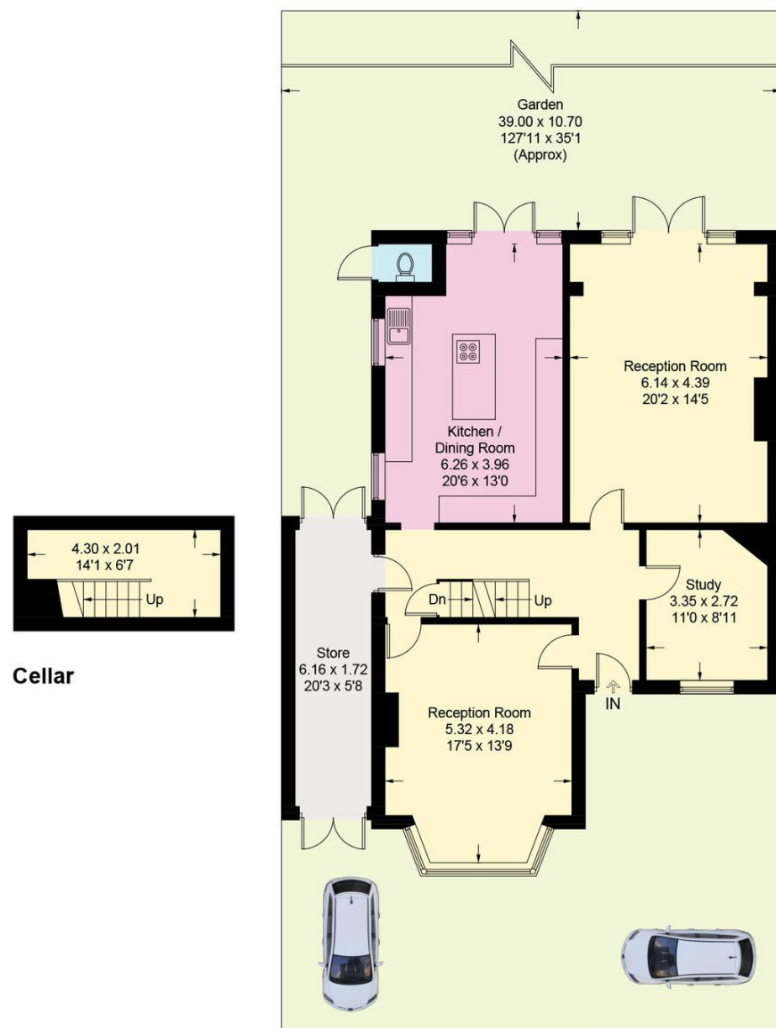
SPACIOUS, CHARMING, SEMI-DETACHED HOUSE

The ground floor provides two well proportioned reception rooms, one of which overlooks the garden and both benefit from charming fireplaces. There is also a separate study and a large kitchen/dining room that opens onto the fabulous garden. The garden provides a further area for entertaining and can be accessed from both the kitchen and the main reception room. There is also a useful storage room on this floor currently used as a utility room. The property comprises five bedrooms, including the principal bedroom which overlooks the garden and provides ample storage as well as a generous ensuite bathroom with a double sink. There are two further bathrooms split over the first and second floor as well as useful eave storage. Various highly regarded state schools can be found nearby including Dulwich Village Infant School, Dulwich Hamlet Junior School and The Charter School North Dulwich as well as Independent schools including Alleyn's, James Allen's Girls School and Dulwich College.

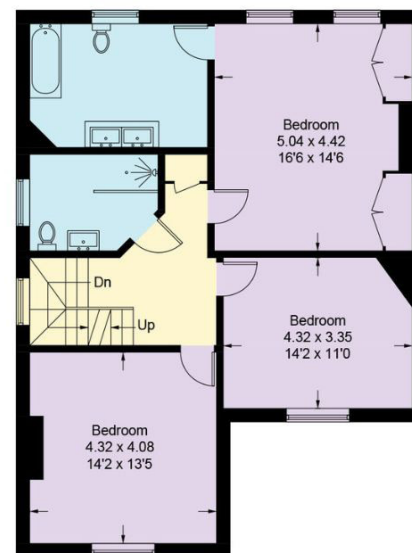




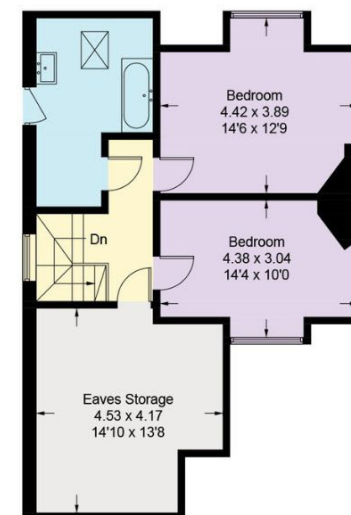




Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area = 227.1sq m / 2444 sq ft
 Cellar = 8.4 sq m / 90 sq ft Storage & Eaves Storage = 27.8 sq m / 299 sq ft
 Total = 263.3 sq m / 2833 sq ft (Including Store/Excluding External WC)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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