



CRESCENT WOOD ROAD

Sydenham Hill, SE26



DETACHED DUTCH COLONIAL STYLE HOUSE

Offering over 3,600 sq ft of lateral living, this very special home is one not to be missed! The property is discretely nestled on a quiet road off Sydenham Hill with extensive grounds and off-street parking for multiple cars.



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Local Authority: London Borough of Southwark

Council Tax band: G

Tenure: Freehold

Guide Price: £3,000,000



THE GROUND FLOOR

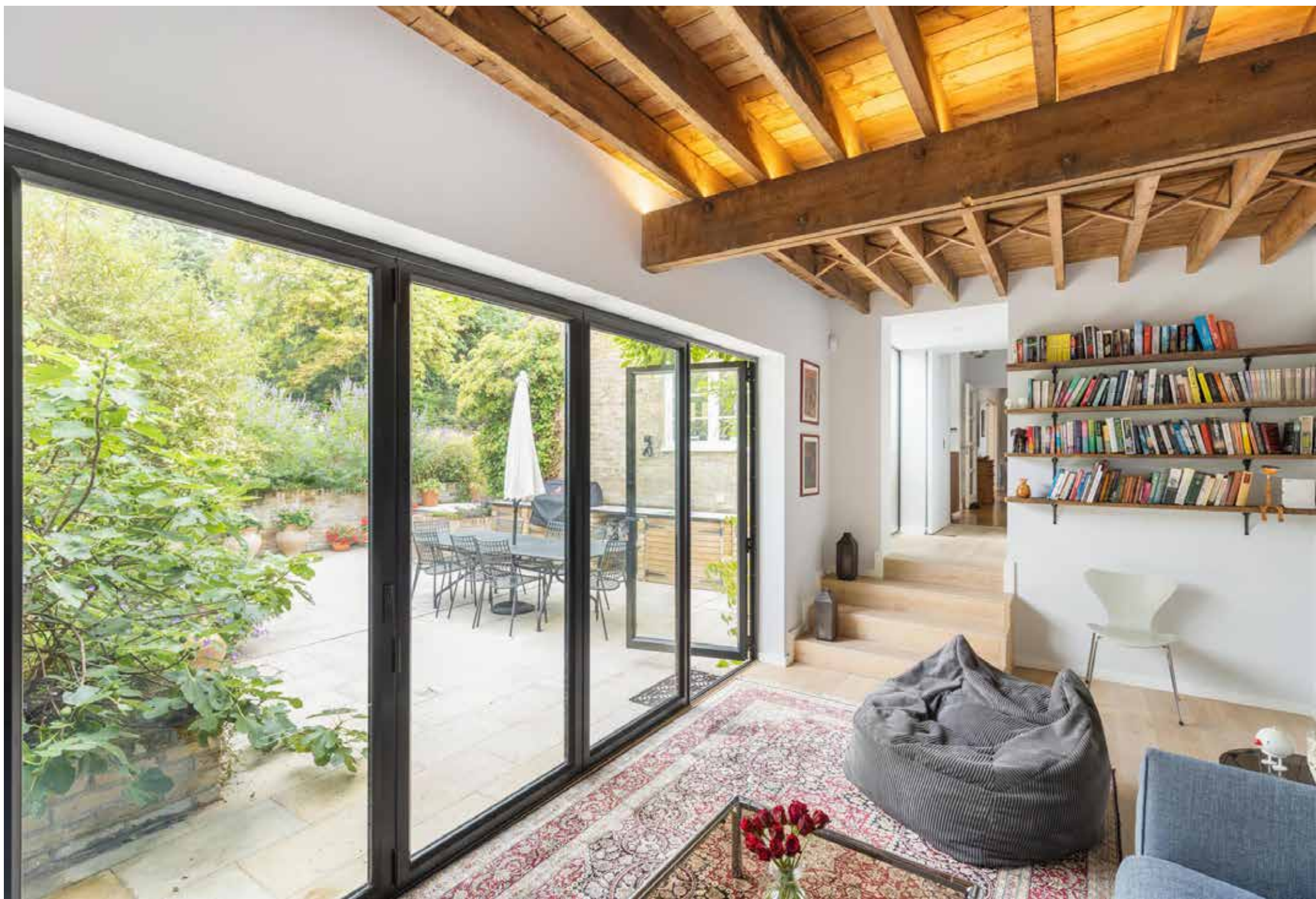
From the carriage driveway, the impressive front door leads up a short flight of stairs to the entrance hall. From here, the first view of the incredible garden can be glimpsed as you enter a large lateral reception space spanning almost the width of the house.

This encompasses a number of reception spaces, including a conservatory, study, living room and dining area, all which open to the terrace and beautiful landscaped garden beyond.

These rooms seamlessly flow to the contemporary, double-aspect kitchen diner at the heart of this fantastic home. A handy utility room and guest cloak room also form part of the amenity, as does a further separate reception room with bifold doors to a second terrace with outdoor kitchen/BBQ area.









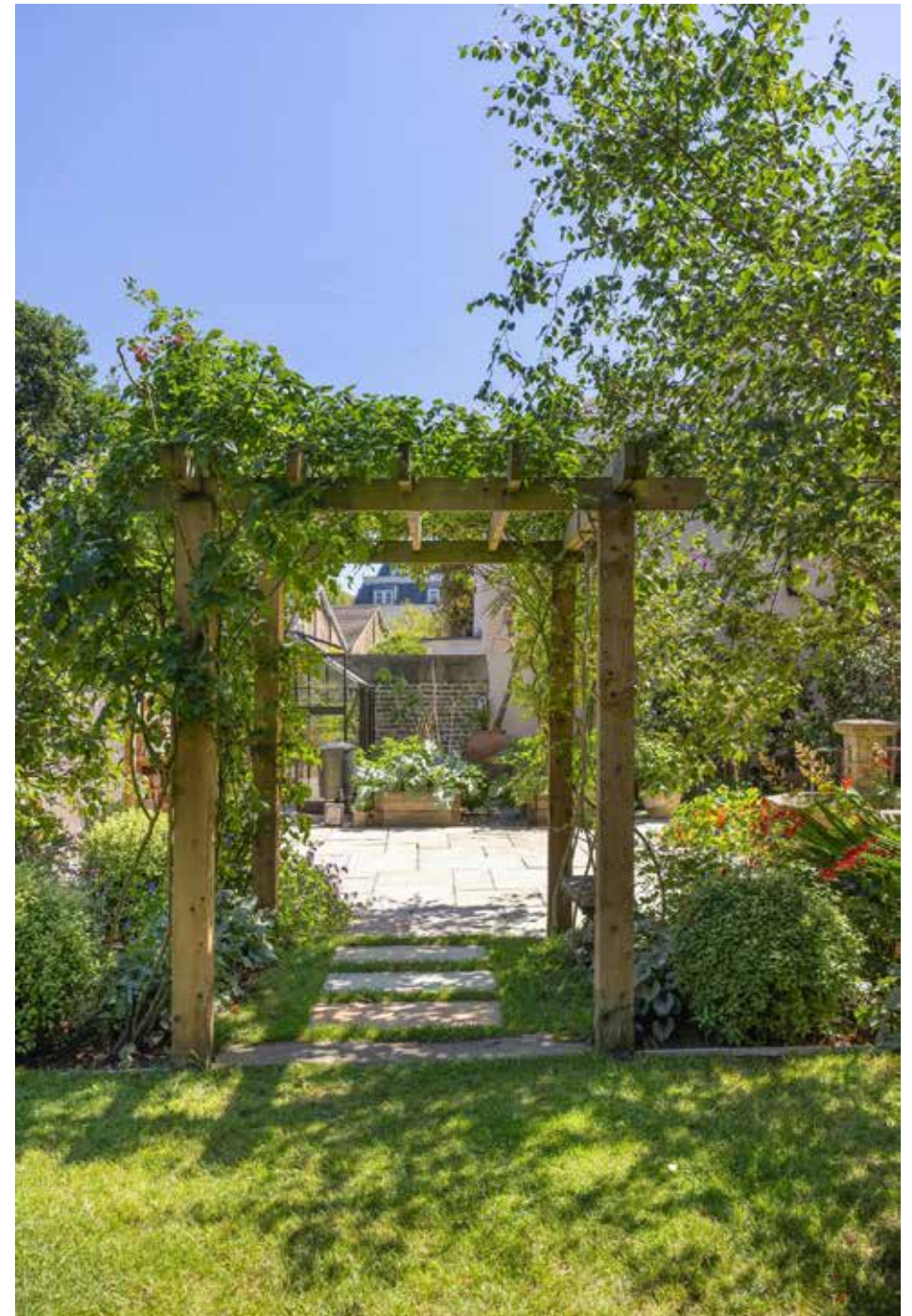
THE GARDEN

The southerly facing garden (split over two legal titles) is more akin to that of a country residence than a London home.

A large sunny terrace abuts the expansive lawn which is surrounded by well stocked mature beds and mature trees.

A separate paved area is reached via a pergola which hosts not only a lovely water feature but a greenhouse, raised vegetable garden and summer house.

There is also direct access to the garden from the private lane, which is inside the demise of this property, running alongside the house.







UPSTAIRS

On the first floor are three very generous bedrooms (one en suite) each with built in storage and blessed with views of the garden. There is also a family bathroom.

On the second floor is a luxurious principal suite with separate walk-in wardrobe and large ensuite. A real sanctuary from the hustle and bustle of family life.



Please note this property is registered under two separate titles on the Land Registry. Buyers should seek independent advice with this regard.





CRESCENT WOOD ROAD

Crescent Wood Road is a quiet street just off Sydenham Hill in Dulwich Woods. Despite being surrounded by Dulwich Estate land, this particular property is outside its demise.

With a country feel, this desirable area offers close proximity to central London via Sydenham Hill Station (0.4 miles) offering fast (16 minutes) and frequent services to London Victoria whilst offering the tranquility and space of the country.

World renowned schools are close by including Dulwich College, Dulwich Prep & Senior and Sydenham High School and James Alleyn's Girls' School and Alleyn's School are also within easy reach.







Approximate Gross Internal Area = 335.9 sq m / 3616 sq ft

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)



Catherine Stage

020 3815 9410

catherine.stage@knightfrank.com

Knight Frank Dulwich

IC Calton Avenue

SE21 7DE

knightfrank.co.uk

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