



Colby Road, SE19  
Guide £850,000

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# In general

- Well presented mid-century house
- Sought after location
- No onward chain
- Extension potential (STP)
- Sunny rear garden
- Garage
- 18ft kitchen / diner
- Close to schools and transport links

# In detail

A very well presented and rarely available three bedroom mid-century semi-detached house forming a quiet residential road moments from Gipsy Hill station.

This fresh and inviting property is arranged over two levels and offers neutrally decorated accommodation to be immediately enjoyed, providing an ideal long-term opportunity. The entrance level has been modified to include a socially open-plan 18ft kitchen / diner which has ample prep and storage space, also a sit-up breakfast bar. This light and bright room benefits from under floor heating and makes an ideal area for entertaining friends and family, or enjoying a meal overlooking the garden. A separate utility room is accessed off of the kitchen and is a handy space to keep laundry and other items out of the way. The front reception room makes a cosy and comfortable evening retreat and features a gas fireplace and a large window for lots of natural light. Upstairs there are three bedrooms, ample fitted storage, and a bathroom finished with travertine tiling, premium fittings & underfloor heating. Externally there is a pretty cultivated rear garden with a raised patio seating area and a sunny south-westerly aspect. This low maintenance space includes side access and provides the perfect platform for quiet relaxation or barbeques on summer days.

For those looking to increase the space over time, the potential to extend or remodel (STP) is huge with precedent already set for loft / garage conversions and other extensions.

Colby Road is located off of Dulwich Wood Avenue and Gipsy Hill which is ideal for the abundance of amenities at the Crystal Palace Triangle, also Gipsy Parade, and slightly further to West Dulwich. If schools are a consideration then Paxton, Kingswood, and Dulwich Wood Primaries are all nearby.

No onward chain.

EPC: C | Council Tax Band: E



# Floorplan

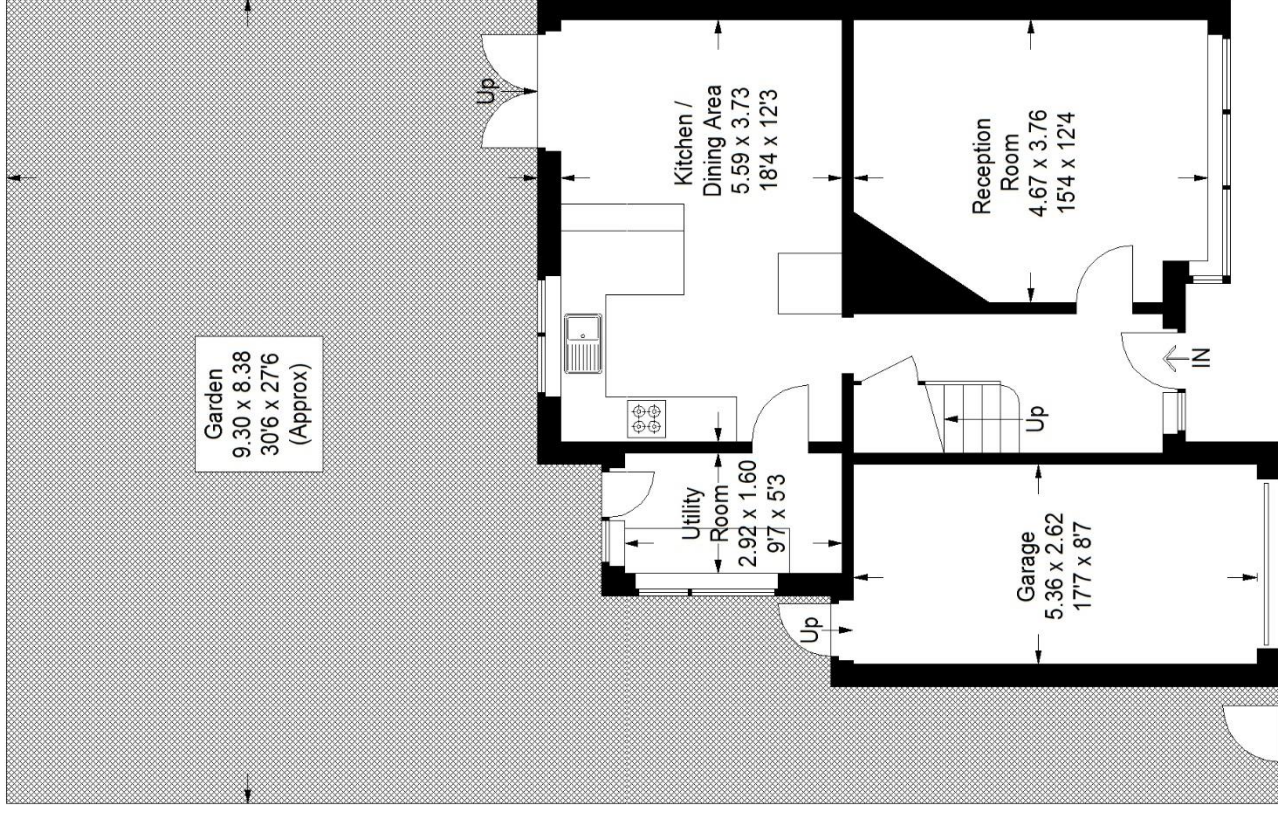
## Colby Road, SE19

Approximate Gross Internal Area

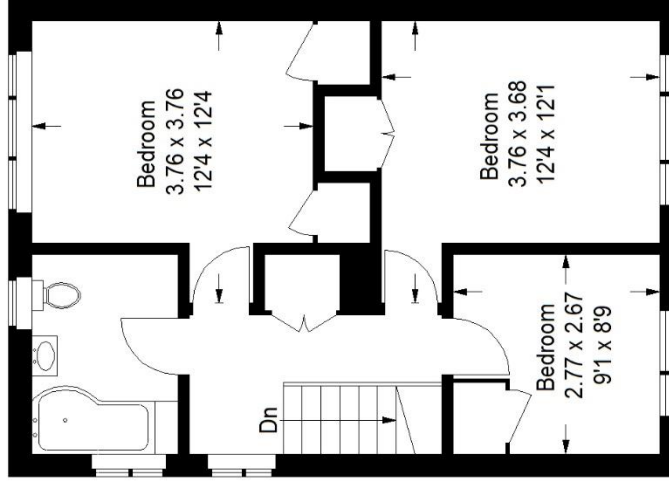
101.1 sq m / 1088 sq ft

Garage = 14.6 sq m / 157 sq ft

Total = 115.7 sq m / 1245 sq ft



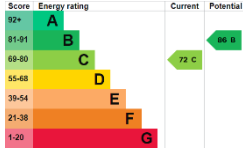
### Ground Floor



### First Floor

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