



Dulwich Wood Avenue, SE19  
£1,450,000

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# In general

- Five bedroom semi-detached house
- Sought after location
- Off street parking and garage
- Additional shower room
- Beautifully maintained garden
- Nearby Gipsy Hill station
- Conservatory
- Immaculately presented throughout
- Lots of fitted storage

# In detail

A substantial five bedroom double-fronted semi-detached mid-century house forming part of a prestigious leafy road on the borders of Crystal Palace and Dulwich.

This immaculately presented property has been lovingly maintained, extended, and improved through many years of ownership and totals 1993 sq ft / 185.2 sq m of comfortable accommodation arranged over two levels. Originally built as part of a co-operative project in 1953, this spacious property occupies a corner plot which allows for more generous side access and frontage. A double side extension has created a well proportioned kitchen with plenty of storage and work space, as well as granite surfaces and a sociable breakfast bar. The remainder of this floor comprises of two separate reception rooms, a WC, and a large conservatory with heat deflecting blinds, shears, and air conditioning - an ideal spot to enjoy throughout the seasons, overlooking the garden. Upstairs there are five bedrooms which all have ample fitted storage, as well as a neat bathroom with a jacuzzi bath, a separate shower room, and a sizeable attic. Externally the rear garden is a neatly manicured treat in summer months and boasts mature planting, a patio seating area (with awning), and a sunny south-westerly aspect. There is off street parking at the front and a garage with an EV charging point, whilst further benefits include under floor heating in the bathroom and conservatory, and double glazing throughout.

Dulwich Wood Avenue is well placed for Gipsy Hill rail station and the vibrant Triangle at the centre of town which is home to a variety of independent shopping and leisure options. Also, Gipsy Parade and West Dulwich, whilst green open spaces include Crystal Palace Park, Dulwich & Sydenham Woods, and Dulwich Park and Picture Gallery. Highly regarded nearby schools include both Kingswood and Paxton primaries, as well as independent options at DUCKS, Dulwich Prep, Sydenham High, and Dulwich College.

Properties of this standard and location are not commonly available and provides an excellent long-term opportunity for a young or growing family seeking a quiet residential neighbourhood.

EPC: D | Council Tax Band: E



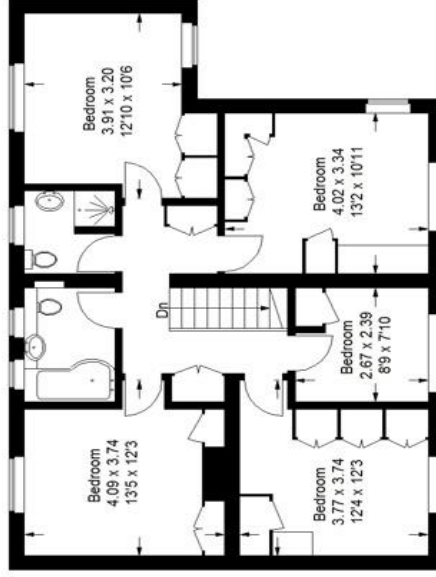
# Floorplan

## Dulwich Wood Avenue, SE19

Approximate Gross Internal Area (Including Garage)  
185.2 sq m / 1993 sq ft



**Ground 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	76 C
39-54	E		
21-38	F		
1-20	G		

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