



Tylney Avenue, SE19 | £950,000

02087029333

crystalpalace@pedderproperty.com

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In General

- Popular mid-century town house
- Quiet, leafy cul de sac
- Close to transport links and amenities
- No onward chain
- Guest suite with private kitchen
- Off street parking
- Community orientated street
- Sought after Dulwich Estate
- Upgraded to a high specification
- Under floor heating

In Detail

A light, bright and contemporary four bedroom, two bathroom end of terrace mid-century town house, forming part of a leafy cul de sac on the ever-popular Dulwich Estate.

This generous accommodation has been completely upgraded to a high specification and is arranged over three levels, offering flexible living spaces that could work well for a young or growing family seeking a community-orientated street. The entrance level comprises of a ground floor guest suite with engineered oak flooring, a private kitchen, a beautifully finished shower room that boasts striking navy tiling and under floor heating. Also, bi-fold doors to outside, and a very handy pantry / utility room.

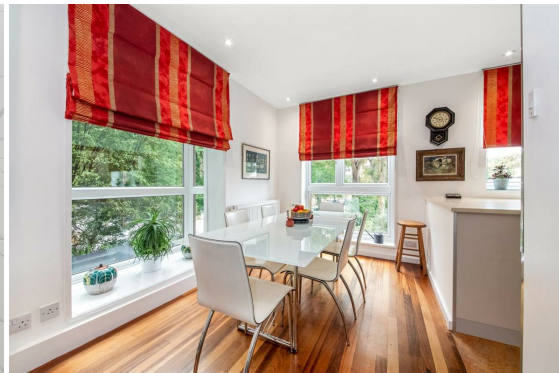
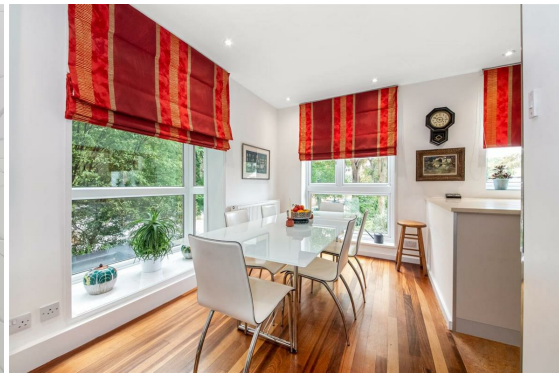
Upstairs is a 28ft triple aspect reception room which is socially open to a well-designed kitchen with quartz countertops. This amazingly light and bright living space has exquisite teak flooring and provides ample room for living and dining. The top floor houses three bedrooms (with fitted storage) and a stunning fully-tiled shower room with under floor heating and a heated towel rail. There is potential for conversion of the attic space (STP) for use as an extra bedroom and bathroom if desired.

Externally there is a 43ft landscaped rear garden with a raised sandstone patio seating area and attractive planting - the perfect retreat on sunny summer days, with a westerly aspect. Off street parking is at the front of the property.

This location works well for nearby transport links which include both Gipsy Hill and Sydenham Hill stations, also popular local parks, key bus routes, the Crystal Palace Triangle and the amenities of West Dulwich and Gipsy Parade.

No onward chain.

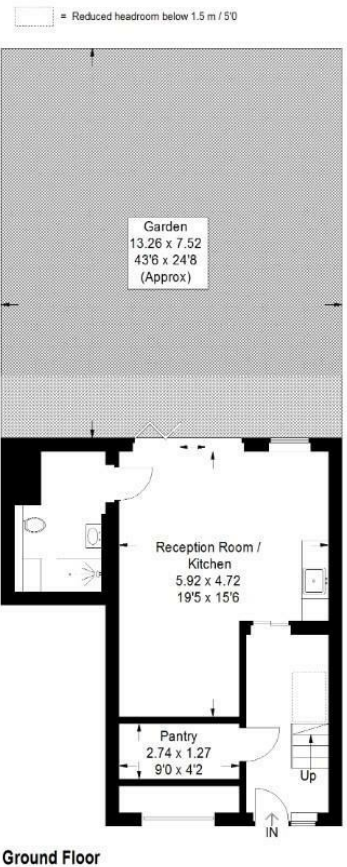
EPC: C | Council Tax Band: E




Floorplan

Tylney Avenue, SE19

Approximate Gross Internal Area
128.1 sq m / 1379 sq ft



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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				
(92 plus) A				
(81-91) B				83
(69-80) C			69	
(55-68) D				
(39-54) E				
(21-38) F				
(1-20) G				
Not energy efficient - higher running costs				
England & Wales			EU Directive 2002/91/EC	

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