



Spurgeon Avenue, SE19 | £1,450,000

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In General

- Six bedroom detached house
- Quiet private road
- Mature landscaped garden
- Independent studio apartment
- No onward chain
- MVRH- Mechanical Ventilation with Heat Recovery
- Master suite with stunning views
- 19ft garden room with seating deck

In Detail

An architecturally design-led six bedroom detached house forming a prestigious private cul-de-sac with stunning elevated views.

This property has been thoughtfully re-modelled and improved with sustainability and energy efficiency in mind. The installation of an MVHR heat recovery system, triple glazed windows, and roof insulation play their part in energy reduction, whilst interesting design and premium finishes create a unique and contemporary place to call home. The positioning of the generous plot allows for pleasant uninterrupted views of the mature gardens and landscape beyond, with a patio seating area and a terrace off of the rear reception room to enjoy them from. The main bedroom suite has an abundance of bespoke fitted cabinetry, a sky-lit shower room, and a large picture window to frame the vista. There are six individually designed bathrooms / shower rooms in total and a separately accessed independent studio flat on the lower level. Externally there is a layered landscaped garden with a 19ft garden room and a sunny south-westerly aspect. Other noteworthy points include off street parking, a detached garage, and no onward chain.

This quiet location once was the grounds of the historic Royal Beulah Spa which operated between 1831 -1856. There is ease of access to bus routes to Brixton, West Norwood, and Crystal Palace rail links. If schools are important then Rockmount Primary (Ofsted outstanding) is within proximity, or independent options at Dulwich Prep, Dulwich College, or Sydenham High Girls School.

This uncommon market offering could make an ideal long-term option for a young or growing family, or simply those who want an attractive and spacious retreat.

EPC: C | Council Tax Band: E

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Floorplan

Spurgeon Avenue, SE19

Approximate Gross Internal Area (Excluding Eaves)

155.9 sq m / 1678 sq ft

Garden Room = 16.1 sq m / 173 sq ft

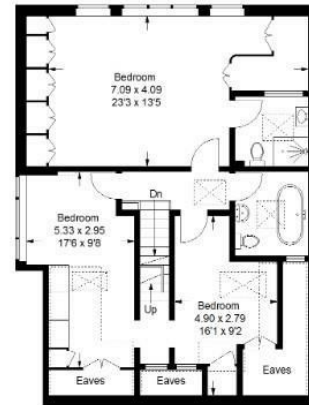
Garage = 13.7 sq m / 147 sq ft

Outbuilding (Excluding Storage)

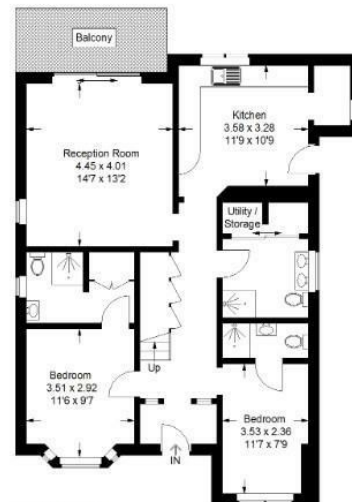
37.4 sq m / 403 sq ft

Total = 223.1 sq m / 2401 sq ft

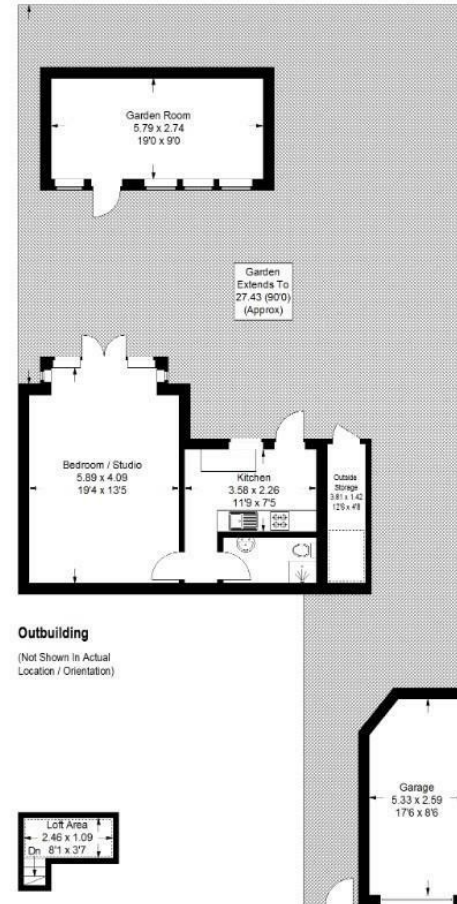
Reduced Headroom Below 1.5 M / 5'0"



First Floor

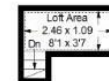


Ground Floor



Outbuilding

(Not Shown In Actual Location / Orientation)



Second Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101 B			
69-80 C			
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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 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.

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