

OAKS PAVILION MEWS, GIPSY HILL, SE19
FREEHOLD
OFFERS IN THE REGION OF £1,500,000



SPEC

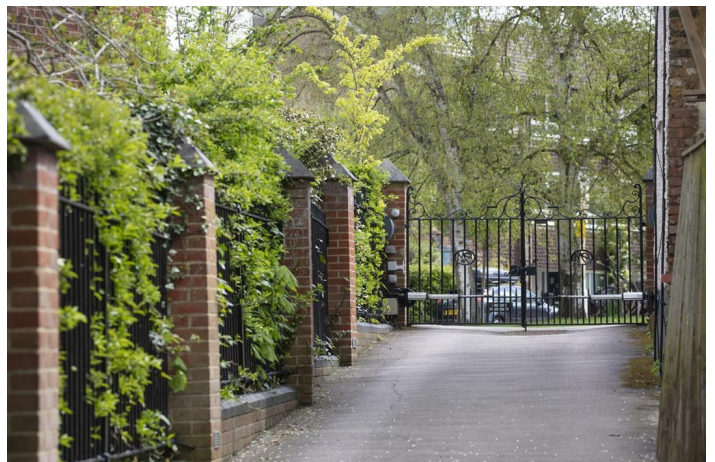
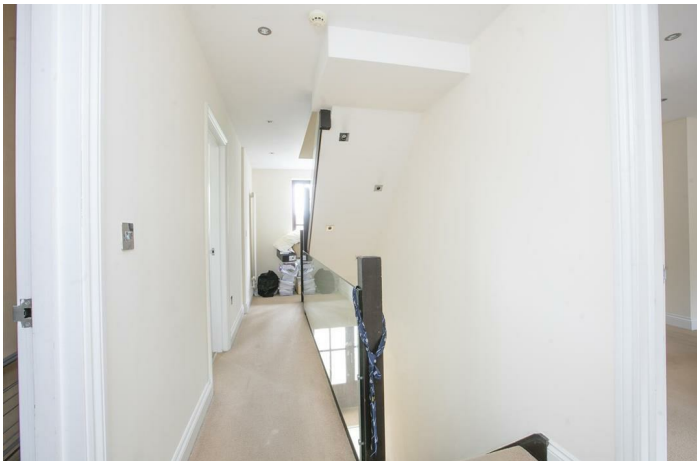
Bedrooms : 5
Receptions : 2
Bathrooms : 3

FEATURES

Gated Development
Off Street Parking
Peaceful Mature Setting
Generous Garden
Freehold



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Large Detached Five Bedroom Home in Gated Development - CHAIN FREE.

Enjoying the privacy and peace of an exclusive gated development, this wonderful five bedroom home promises a noteworthy living environment. Situated just a few moment's stroll from Gipsy Hill, the property runs generously over three floors to include a large double reception, dining room, study, kitchen, five bedrooms (two en suite), bathroom and wc. There's a mature garden to the rear and plenty of space for off street parking in addition to a garage. Dulwich Village and its pubs, cafes and exclusive leafiness is easily accessed as is the inimitable Dulwich Park. Norwood Park is just a few minutes ramble with its mature trees and striking views across our fair city. You're also within a five minute stroll of the abundant amenities of Gipsy Hill and less than a 20 minute ramble to bountiful Crystal Palace. Transport-wise you're 8 minutes amble from Gipsy Hill station which has swift, regular services to London Victoria and also Crystal Palace for the fab London Overground Line. Dulwich and Sydenham Golf Club is a fine spot for some R&R and you're within easy reach of Dulwich College.

Enter off the lovely and leafy Oaks Avenue through your secure gated entry system. The house sits to the rear of the development and is surrounded by plenty of mature leafiness. A neutrally decorated hallways first leads to a study/sitting room on the left. Opposite this you meet a large double reception with adjoining dining space. The leads to a spacious modern kitchen. Both spaces enjoy garden access through glass doors. The garage can be found to the rear of the kitchen.

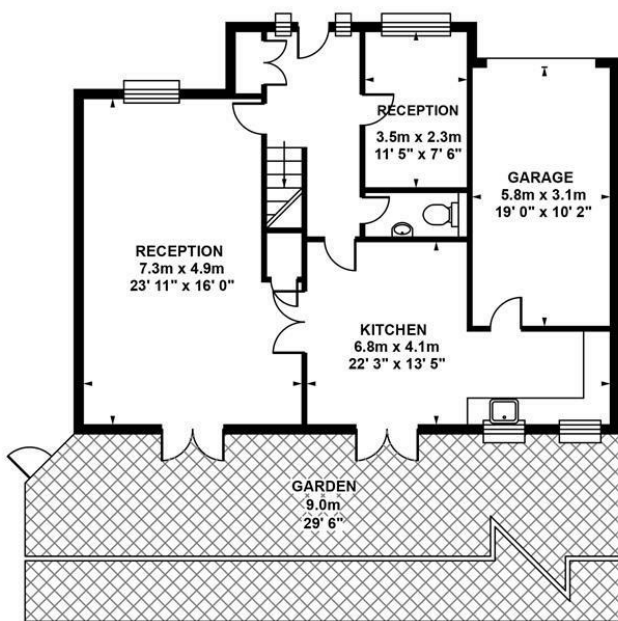
Upward to a wide, bright landing where you find two front facing bedrooms - one is currently arranged as a work space. Bedrooms three and four each face rear over the garden with the larger of the two enjoying an adjoining en suite. A family bathroom completes this level. Upward once more you find a huge dual aspect loft bedroom spanning the second floor with a further adjoining en suite.

Kingswood Primary School is a five minute walk and was rated OFSTED Outstanding in 2013. The morning commute to the school's charming lower site (nursery included), is a delightful 10 mins stroll through beautiful Norwood park. The park enjoys a playground, climbing frames and water play areas. There are football and skate parks too to really tire them out! The views across London are really something! Strolling by rolling grassy slopes you'll spy woodpeckers, squirrels and other wildlife in the treetops. The high street is includes a GP surgery, pharmacies, hairdresser, pubs, grocers and one of the best Indian takeaways in London (Indian Dining Club). The Gipsy Hill Tap Room provides a stylish social space - it's just off the high street. Even closer is the Paxton which has a lovely friendly vibe.

Tenure: Freehold

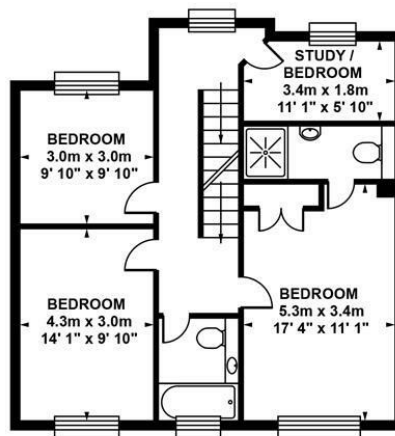
Council Tax Band: F

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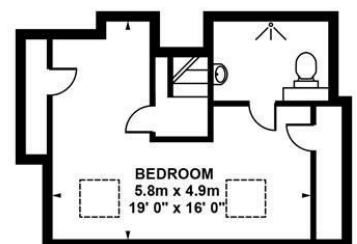
GROUND FLOOR

Approximate. internal area :
96.19 sqm / 1035 sq ft



FIRST FLOOR

Approximate. internal area :
68.71 sqm / 740 sq ft



SECOND FLOOR

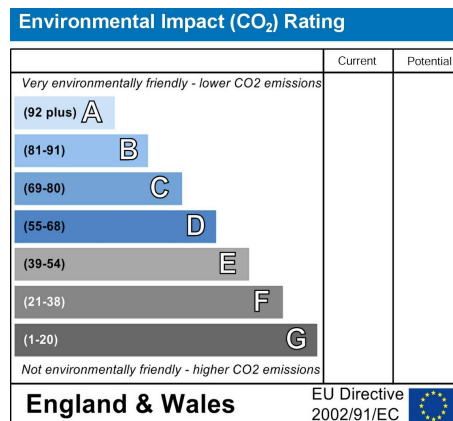
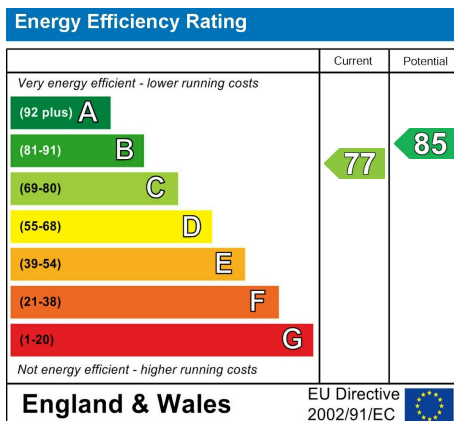
Approximate. internal area :
31.24 sqm / 336 sq ft



TOTAL APPROX FLOOR AREA

Approximate. internal area : 196.14 sqm / 2111 sq ft
Measurements for guidance only / Not to scale

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All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.

