



Beaulieu Avenue, SE26 | Guide Price £800,000

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In General

- Superb 1960's Townhouse
- Vast reception of 20'6ft
- Kitchen / breakfast room
- Four bedrooms
- Bathroom and Shower room
- Downstairs WC and utility
- South West facing garden
- Off street parking
- Highly sought after location
- Excellent transport links

In Detail

Guide Price £800,000 - £825,000 A superb example of mid-century modern architecture offering generous living space over three floors, close to good local schools, parks and lots of amenities nearby.

The ground floor, perfect for entertaining and as a guest suite, has been remodelled to incorporate a downstairs WC and two large storage cupboards. There's a double bedroom with a walk-in wardrobe designed and built by Spacemaker, a second lounge/ reception with bifold doors opening on to a generous tiled patio with garden beyond, and a utility room incorporating a washing machine and walk-in shower.

Upstairs the large main reception room is warm and flooded with light and overlooks the rear garden. A place to relax and host with space for a table of eight. The eat in kitchen/breakfast room overlooks a lovely green space and is very practical with ample worktops and cupboards.

The top floor includes a family bathroom, three further bedrooms, two doubles with built in wardrobes and wonderful views of the London skyline. The third, being a single bedroom also doubles as a study.

To the rear is a glorious south west facing garden with a large patio, lawn, and established and easy to maintain borders planted with colour for all seasons.

To the front is a private drive in addition to off-street parking.

Beaulieu Avenue is a lovely road with a lovely community, well located for access to the lovely open green space of Crystal Palace park, Wells Park and excellent transport links including Sydenham overground, Sydenham Hill and numerous bus routes. Kirkdale and Sydenham High street also offer a wide variety of coffee shops, restaurants and shopping facilities.

EPC: C | Council Tax Band: E

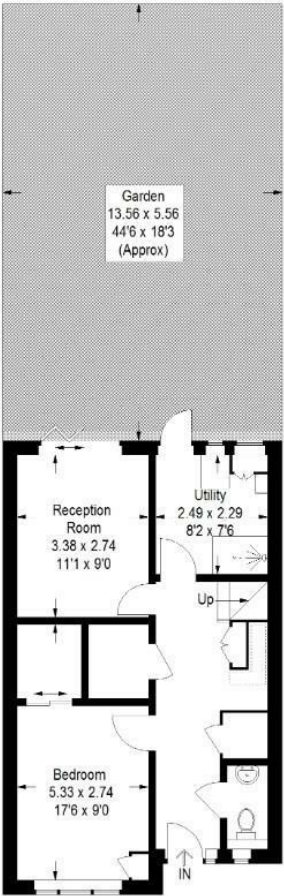


Floorplan

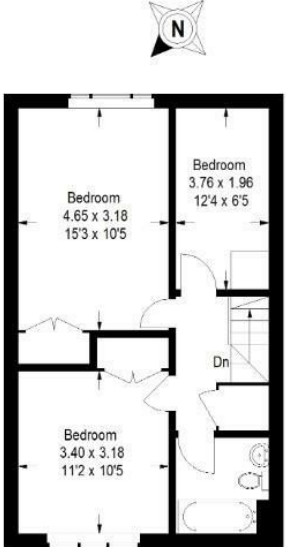
Beaulieu Ave, SE26

Approximate Gross Internal Area
139.2 sq m / 1498 sq ft

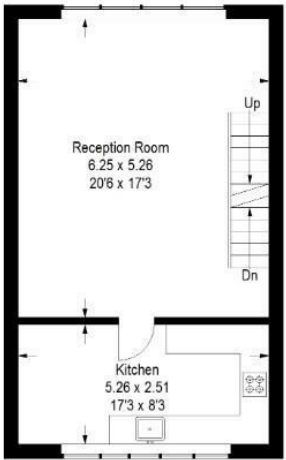
■ Reduced headroom below 1.5 m / 5'0"



Ground Floor

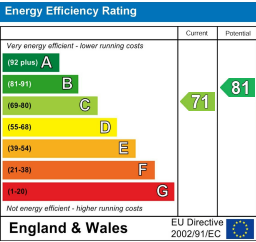


Second Floor



First Floor

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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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