



Casino Avenue SE24
Offers in excess £850,000

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In general

- End of terrace
- Bright reception
- Good sized kitchen/dining room
- 60ft South-Easterly aspect garden
- Backing onto Sunray Gardens
- Served by Herne Hill & North Dulwich railway stations
- Freehold

In detail

We are delighted to have the opportunity to offer this three bedroom end of terrace house for sale on Casino Avenue SE24, a quiet residential road backing onto Sunray Gardens.

The accommodation comprises a front reception room with feature wood burner, built in book shelving and window overlooking the garden; there is a good-sized dual aspect kitchen with a range of wall & base units, ample space to dine and access to the rear garden; upstairs the primary bedroom has a front aspect and bespoke built-in wardrobes, two further bedrooms and family bathroom.

The rear garden, which includes a summer house, measures 60ft and is well screened giving privacy, there is a paved area directly outside the house then mainly laid to lawn with mature plant & shrub borders including a fabulous Wisteria.

The property backs onto the popular Sunray Gardens which has a lake, children's playground and tennis courts.

The property is served by both North Dulwich (London Bridge) and Herne Hill (Victoria, Thameslink, Blackfriars) railway stations. Central Herne Hill offers a selection of restaurant and shopping amenities, and the vast expanse of Brockwell Park with its lido & cafe.

Early viewings are highly recommended.

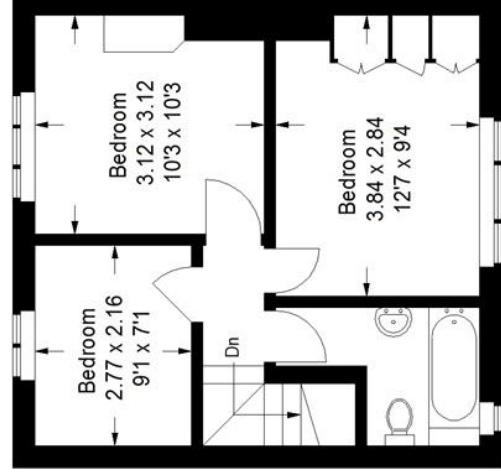
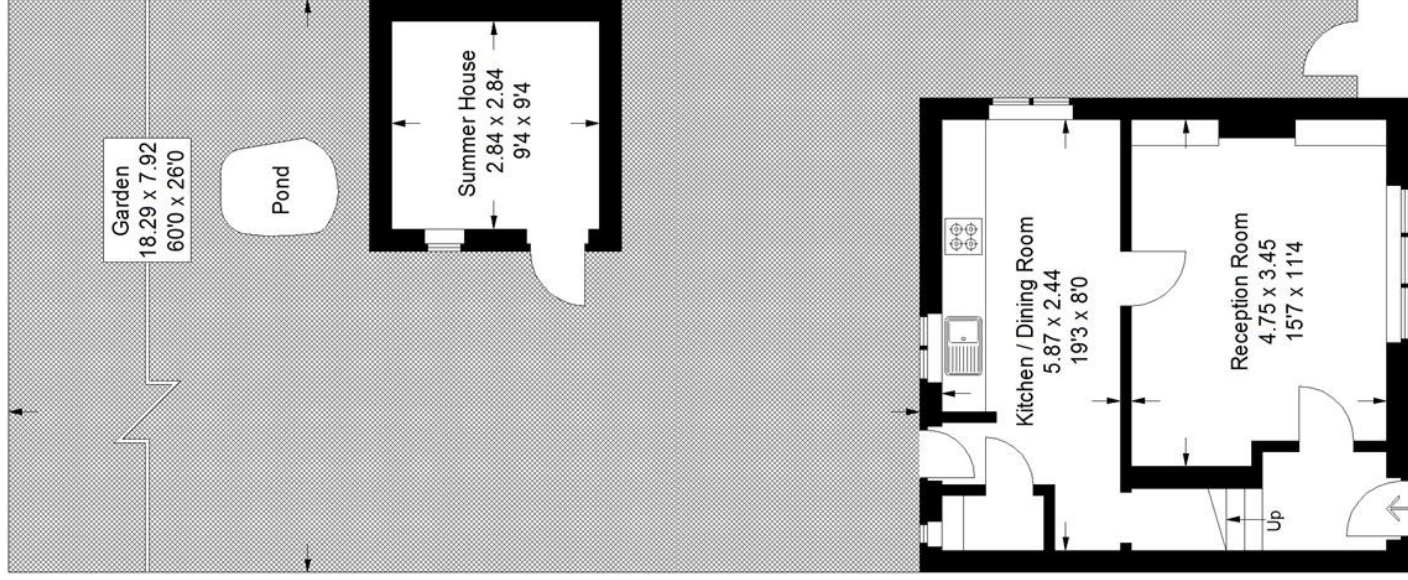
EPC: D | Council Tax Band: D



Floorplan



Casino Avenue, SE24
Approximate Gross Internal Area
(Excluding Summer House)
Ground Floor = 36.3 sq m / 391 sq ft
First Floor = 36.0 sq m / 388 sq ft
Total = 72.3 sq m / 779 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	64 D	88 B
39-54	E		
21-38	F		
1-20	G		

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