



Woodvale Avenue, SE25 | £725,000

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# In General

- Three bedroom semi-detached house
- Garage
- Covered terrace
- Sunny rear garden
- Sociable kitchen / living space
- Off street parking
- Nearby Cypress Primary school
- Close to Norwood Junction and the Lakes

# In Detail

An immaculately presented three-bedroom semi-detached home, set on a highly regarded road within the ever-popular Norhyrst Estate and ideally positioned for Norwood Lakes and Norwood Junction station.

Beautifully maintained and thoughtfully extended beyond its original 1930s design, this much-loved family home offers impressive long-term appeal for a young or growing household. The ground floor features a generous 16'9 reception room with parquet flooring and a bright, sunny bay window. To the rear, a superb 23' kitchen/dining/family room provides the perfect social hub. Cleverly configured to link the living and dining spaces while keeping the kitchen prep area discreet, this is an entertainer's dream—complete with a Rangemaster range cooker, extensive storage, and a butler sink. A sliding door opens onto a covered terrace, ideal for year-round al fresco dining and framing a tranquil view of the garden.

Upstairs, three bedrooms (two with fitted wardrobes) are accompanied by a spacious four-piece bathroom featuring a jacuzzi bath. A generous loft offers excellent potential for conversion (STP).

The front and rear gardens will delight keen gardeners, with mature planting and established shrubbery throughout. Beyond the covered terrace and brick barbecue lies a beautifully kept 70ft level lawn with a sun-drenched south-easterly aspect. A separate studio/workshop sits at the rear, and there is side access to the garage. Off-street parking is at the front of the property.

This sought-after location is served by Norwood Junction's fast rail links (11 minutes to London Bridge and easy access to Gatwick Airport). Highly regarded schools, including Cypress Primary, are close by, along with the vibrant shopping, dining, and leisure options of Crystal Palace.

EPC: D | Council Tax Band: E



# Floorplan

## Woodvale Avenue, SE25

Approximate Gross Internal Area  
 120.4 sq m / 1296 sq ft  
 Garage = 14.2 sq m / 153 sq ft  
 Total = 134.6 sq m / 1449 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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
102 plus) A	84
76-101) B	
69-75) 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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