



Wood Vale, East Dulwich **SE23**





Description

Beautifully updated throughout by the current owners, this substantial double fronted Victorian family home offers over 4,000 sq ft of versatile accommodation, ideal for entertainers and the growing family.

A fantastic mix of contemporary style and period features runs throughout this home. The tiled central entrance hall sets the scene opening on to a double length reception room with French doors opening on to the garden and bi-folding internal doors allowing the two spaces to be easily separated. There is a further more formal reception room to the front of the property with a beautiful bay window allowing plenty of light to flood through.

To the rear is a simply stunning full width kitchen entertaining area with a large central island, skylights and two sets of glass sliding doors flooding the area with natural light.

The rear garden is perfectly landscaped with light floor tiles and raised flower beds and plenty of space for entertaining friends and family in the summer months.

There is also a separate utility in the cellar and guest cloakroom on the ground floor.

Spread across the upper floors are six well-proportioned, bright and airy bedrooms, one of which is an envious principal bedroom and luxurious en suite with free standing bath. All bedrooms benefit from two family bathrooms, one located on each floor.

Location

The property is very well located with Forest Hill station nearby (0.6 miles) offering fantastic links into London Bridge, Waterloo, Victoria, Canada Water, Shoreditch, Whitechapel, Highbury & Islington and many other locations. All times and distances are approximate.

A wealth of excellent state primary and secondary schools as well as private schools are nearby, including Horniman Primary School, Fairlawn Primary School, JAGS, Alleyns and Dulwich College.

Tenure: Freehold EPC: F

Local Authority: London Borough of Lewisham

Council Tax Band: G



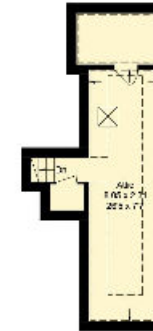




Cellar = 11.3 sq m / 122 sq ft
 Ground Floor = 134.6 sq m / 1449 sq ft
 First Floor = 100.0 sq m / 1076 sq ft
 Second Floor = 100.0 sq m / 1076 sq ft
 Third floor = 25.9 sq m / 279 sq ft
 Total = 371.8 sq m / 4002 sq ft



Cellar



Third Floor



First Floor



Second Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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