



Woodsyre, Sydenham Hill, West Dulwich **SE21**





Description

As an area well known for its exceptional modern architecture, Dulwich is noted for the outstanding 1950s and 1960s designs by Austin Vernon & Partners in collaboration with the Dulwich Estate.

The attractive mid-century mix of houses and lush landscaped gardens make for a highly desirable place to live. This end of terrace, very light and spacious home located on a private road offers flexible space for all the family.

Upon entering, the ground floor comprises an open plan living and dining space flooded with natural light from the glazed back wall and doors that frame the view of the secluded terrace garden perfectly. The kitchen sits at the front of the property overlooking a charming front garden and the ground floor also benefits from a handy cloakroom and built-in storage.

Spread across the upper floors are four bright and airy bedrooms as well as a family bathroom. The property also benefits from off-street parking and an adjoining garage.

Location

Situated in a fantastic location this wonderful home is close to the amenities of Crystal Palace, Sydenham, Dulwich Village and West Dulwich.

Transport links are excellent. The closest train station is Sydenham Hill (0.4 miles) providing services to London Victoria and London Blackfriars. Sydenham and Gipsy Hill stations provide London Overground access and services to London Bridge.

A highly regarded area for outstanding educational provision across all age ranges in both independent and state sectors, nearby schools include pre-school DUCKS, Kelvin Grove Primary School, Kingsdale Foundation School, Dulwich College and Sydenham High School.

The open green space of Dulwich Woods is close by with its rare ancient woodland, walking trails and natural beauty making it an ideal spot for relaxation. Crystal Palace Park and Wells Park are also a short distance away both benefiting from many family friendly amenities.

Tenure: Freehold EPC: E Council Tax Band: E

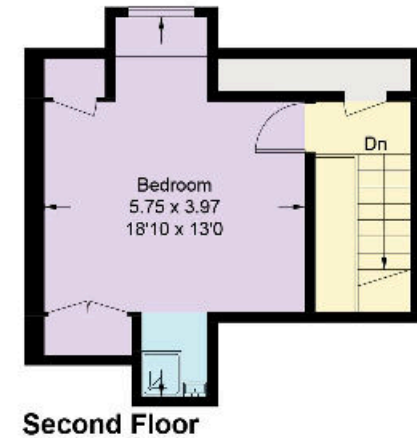
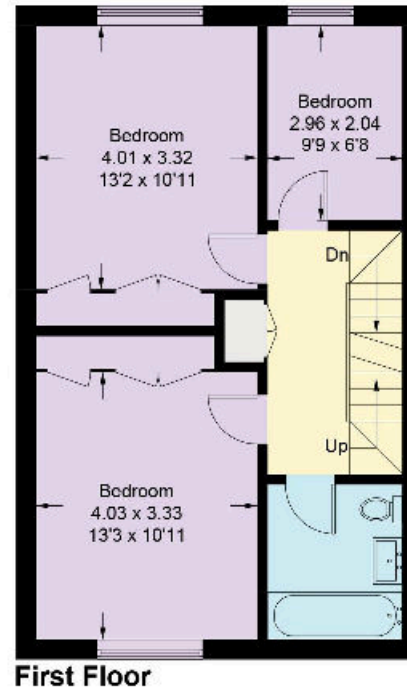
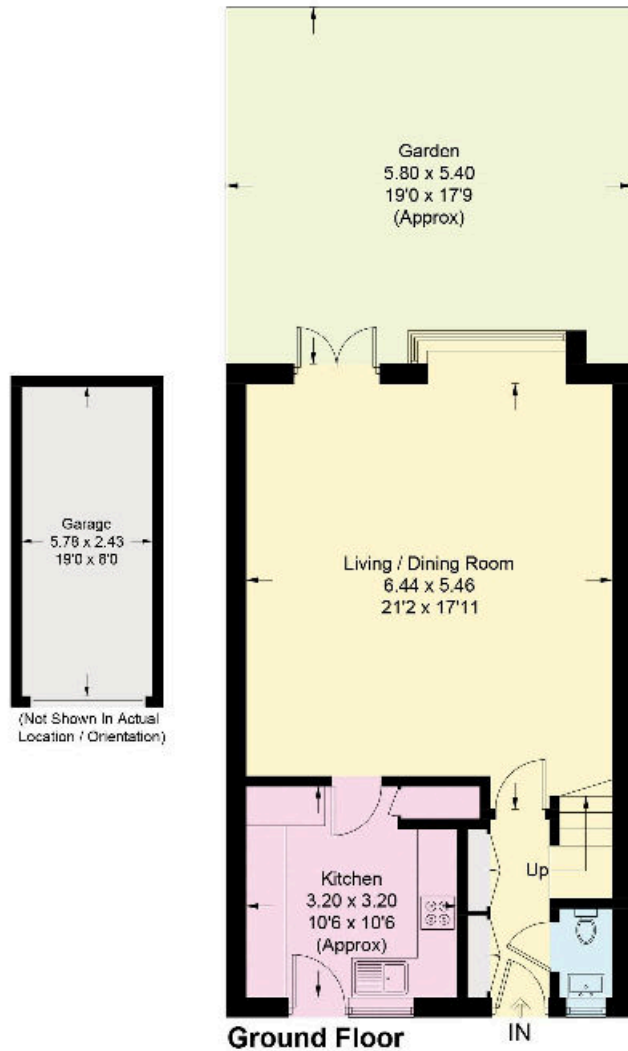
Local Authority: Southwark Council and The Dulwich Estate Scheme of Management



Approximate Gross Internal Area
 Ground Floor = 53.1 sq m / 571 sq ft
 First Floor = 51.6 sq m / 555 sq ft
 Second Floor = 24.5 sq m / 264 sq ft
 Garage = 14.2 sq m / 153 sq ft
 Total = 143.4 sq m / 1543 sq ft

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.

Guide Price £1,000,000



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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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