



WOOD VALE, FOREST HILL, LONDON, SE23  
OIEO £3,000,000 FREEHOLD

**A SEVEN BEDROOMED SEMI-DETACHED  
FAMILY HOME SPANNING OVER FOUR  
FLOORS AND ACROSS 4000 SQUARE FEET.**

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## DESCRIPTION:

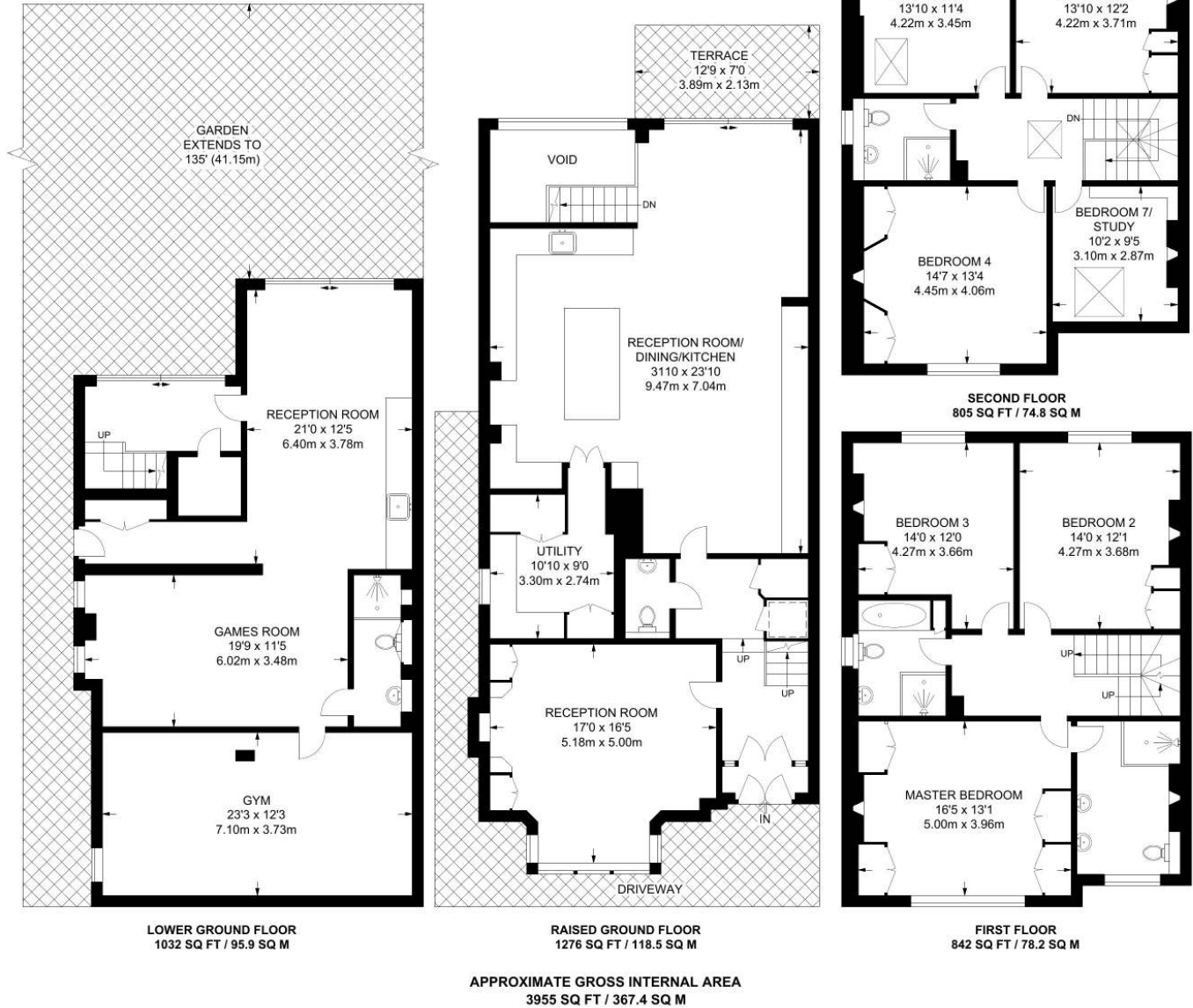
We are immensely proud to offer to the market, this truly stunning semi-detached family home on Wood Vale. Spanning over four floors and across 4000 square feet is the beautifully renovated, restored and much loved family home. The ground floor offers a separate reception with wood burner, plantation shutters, original cornicing and bespoke joinery. A spacious open-plan kitchen diner, complete with breakfast bar, fully fitted kitchen, fully integrated appliances and a secret utility room and larder. The ground floor has been extended to provide a terrace with views over the large garden to rear. Stairs lead down to the lower ground, currently boasting a bar, gym and games room. The lower ground floor was originally designed to be a self-contained flat, it has all utilities connected and its own front door, if the new purchasers would like to convert. The first and second floor boasts six bedrooms, home office, two large family bathrooms and an impressive master en-suite. All bedrooms boasting built in, bespoke, wardrobes and finished to an impeccably high finish. The property further boasts off-street parking for two cars and a 140 foot garden, complete with vegetable patch, large lawned area, tree house, outdoor kitchen and large patio, ideal for entertaining and barbeques. The property was refurbished to incorporate sustainable technologies, including an air source heat pump, solar panels on the roof and mechanical heat recovery system throughout. The location offers easy access to Lordship Lane, Dulwich Village and West Dulwich, all with their impressive array of bars, pubs, independent shops and restaurants. Peckham Rye Park, Dulwich Park and Sydenham woods are all within a short 10 minute walk.

## AT A GLANCE

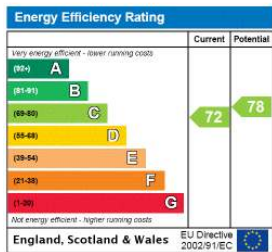
- Seven Bedrooms
- Semi-Detached House
- Spanning Over Four Floors
- Three Reception Rooms
- Four Bathrooms, Down Stairs Cloakroom & Utility Room
- Bar, Gym and Games Room
- 140 ft Approx. Rear Garden
- Environmentally low impact home







This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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