



## Sundial Avenue, SE25

£850,000 *Freehold*

5  1  2 

Located on the highly sought after Sundial Avenue, this substantial five-bedroom semi-detached residence offers approximately 1,832 sq ft of versatile and well-proportioned living accommodation, ideal for growing families.

### KEY FEATURES

- Five-Bedroom Semi-detached Family Home
- Approx 1,832 SQ FT
- Natural Light Throughout
- Private Large Rear Garden
- Private Driveway Offering Off-street Parking
- Great School Catchment
- Prime Location



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## DESCRIPTION

The property is filled with an abundance of natural light, enhancing the sense of space across both floors. The ground floor comprises a well-appointed kitchen, separate dining room and a spacious reception room, providing excellent areas for both everyday living and entertaining. There is also a ground floor bedroom, a family bathroom, and a practical utility room. To the rear, a bright conservatory opens onto a large private garden, perfect for outdoor dining and family use.

Upstairs, the property offers four generously sized bedrooms along with a modern four-piece family bathroom. Externally, the home benefits from a private driveway providing off-street parking.

The property is conveniently positioned for a range of local amenities, well regarded schools, and leisure facilities. Excellent transport links are available via Norwood Junction Station and Selhurst Station, offering direct and frequent services into Central London and beyond. Nearby green spaces include South Norwood Country Park, ideal for recreation and outdoor activities.





**Tenure:** Freehold  
**Council Tax Band:** E  
**EPC rating:** D

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 66 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

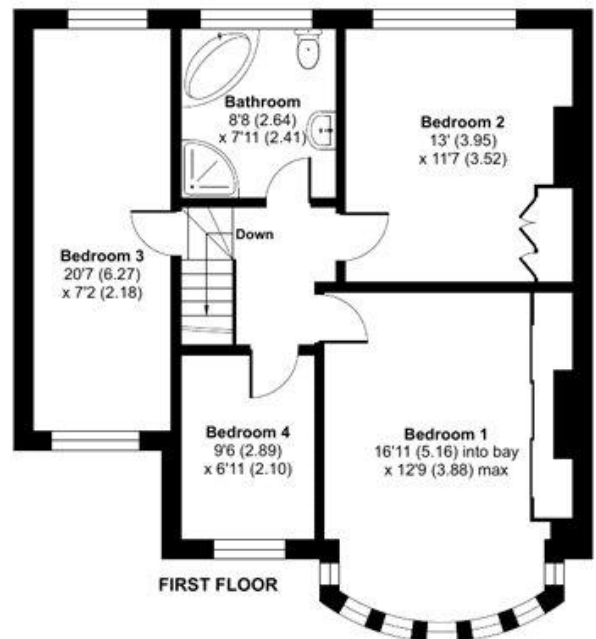
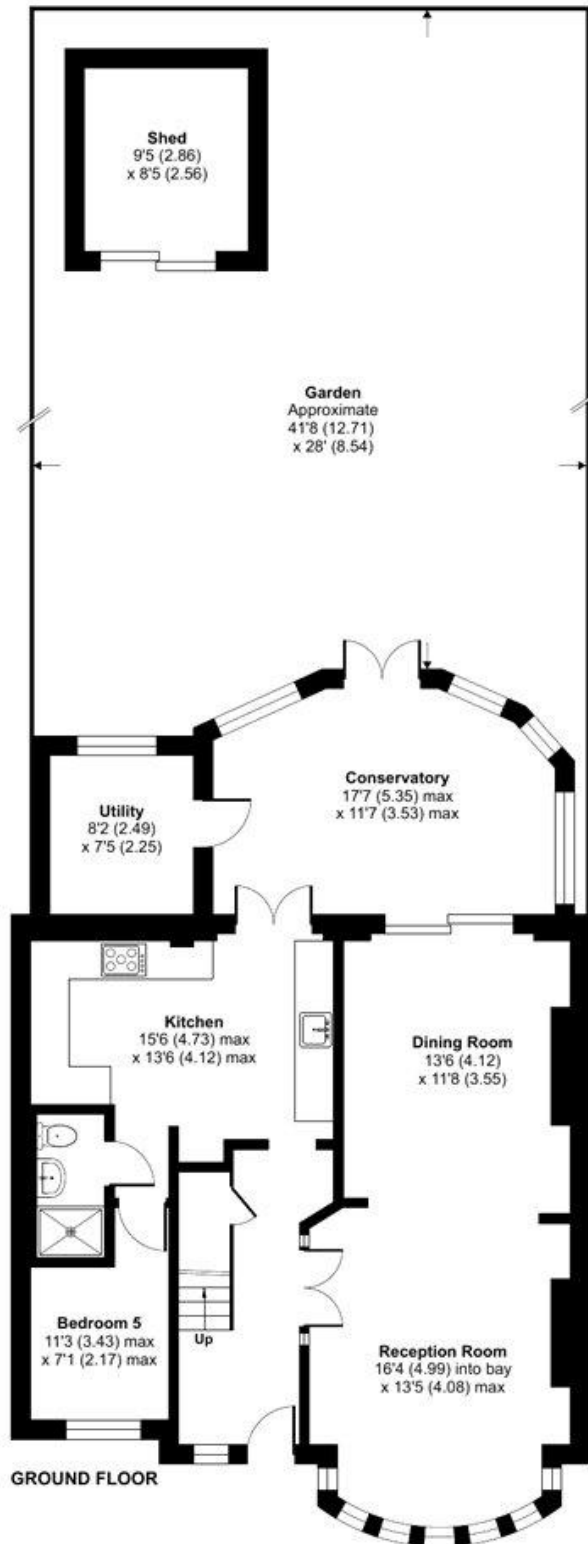
# Sundial Avenue, London, SE25

Approximate Area = 1753 sq ft / 162.8 sq m

Outbuilding = 79 sq ft / 7.3 sq m

Total = 1832 sq ft / 170.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Winkworth Crystal Palace. REF: 1448250

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