



## Dulwich Wood Avenue, SE19

£1,395,000 *Freehold*

5  1  2 

Winkworth is pleased to offer this fully modernised, semi-detached, family house in the heart of the Dulwich Estate.

Spanning 1800 sq ft, the house offers bright and spacious continuous living, comprising of; 5 generous bedrooms, open plan kitchen/living, 2 bathrooms with custom tiling and shower fixtures, a utility room, and a large, 100 foot, private garden.

### KEY FEATURES

- 5 generous bedrooms
- 2 bathrooms with custom tiling and shower fittings
- Large private garden
- Abundance of natural light throughout property
- Private driveway
- Close to local amenities and transport links



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The house is set back from the road and benefits from a driveway, with parking for two cars. Early viewings are advised for this truly exceptional home.

Dulwich Wood Avenue is one of the most exclusive roads in Southeast London and is ideally located for Gipsy Hill Station and Dulwich College. There are several fantastic schools, Dulwich Prep, Dulwich College, Alleyns and Jags only a short journey away. The green spaces of Crystal Palace Park and Dulwich Woods for residents to enjoy. Gipsy Hill station offers quick and direct train links into Victoria and London Bridge, commuting into central could not be easier or more convenient. There is also easy access to Sydenham Hill and the overground at Crystal Palace.





## MATERIAL INFO

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



Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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