



Sydenham Hill, SE26
£1,399,950

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In general

- A detached family house for sale located in this quiet cul-de-sac set back from Sydenham Hill.
- Spacious accommodation over 2 floors - gross internal area 2136 sq ft
- Master bedroom with en-suite bathroom
- 3 further double bedrooms, 2nd bathroom
- Large triple aspect 21' x 17' reception room
- Fitted kitchen open-plan to a dining room
- Study, utility room, garage and driveway
- Delightful, mature gardens on 3 sides of the property

In detail

A detached family house for sale located in this quiet cul-de-sac set back from Sydenham Hill.

The property is set within delightful gardens and with a gross internal of 2136 sq ft offers spacious accommodation over 2 floors comprising master bedroom with en-suite bathroom, 3 further double bedrooms, 2nd bathroom, triple aspect 21' x 17' reception room, fitted kitchen open-plan to a dining room, study, utility room and garage. Externally to the front there is a drive and parking for 2 cars. The house is surrounded on 3 sides by beautiful gardens which are mainly laid to lawn.

The area has an excellent choice of green spaces and local entertainment including Crystal Palace Park, Horniman Museum and Gardens, Dulwich Picture Gallery, Dulwich Park and Dulwich Golf Club. Nearby Crystal Palace centre has numerous cafes, bars and restaurants. Dulwich Village is also easily accessible with its excellent schools including Dulwich College, Alleyn's, James Allens Girls School and Sydenham High School.

Rail links to central London are from Sydenham Hill (London Bridge/Blackfriars) and Crystal Palace (London Bridge / Victoria and also the London Overground with services to Canada Water, Shoreditch and Clapham Jct).

Internal viewing of this lovely property is advised.

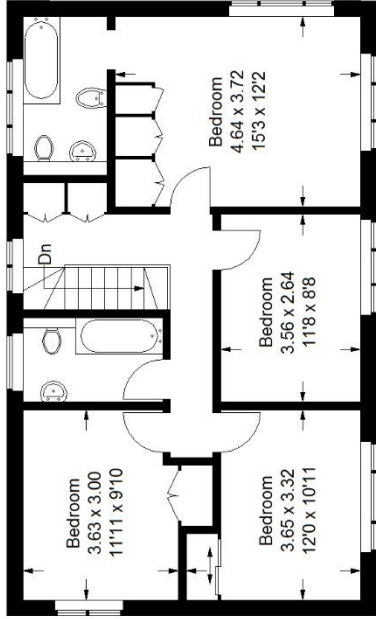
EPC D | Council Tax Band G



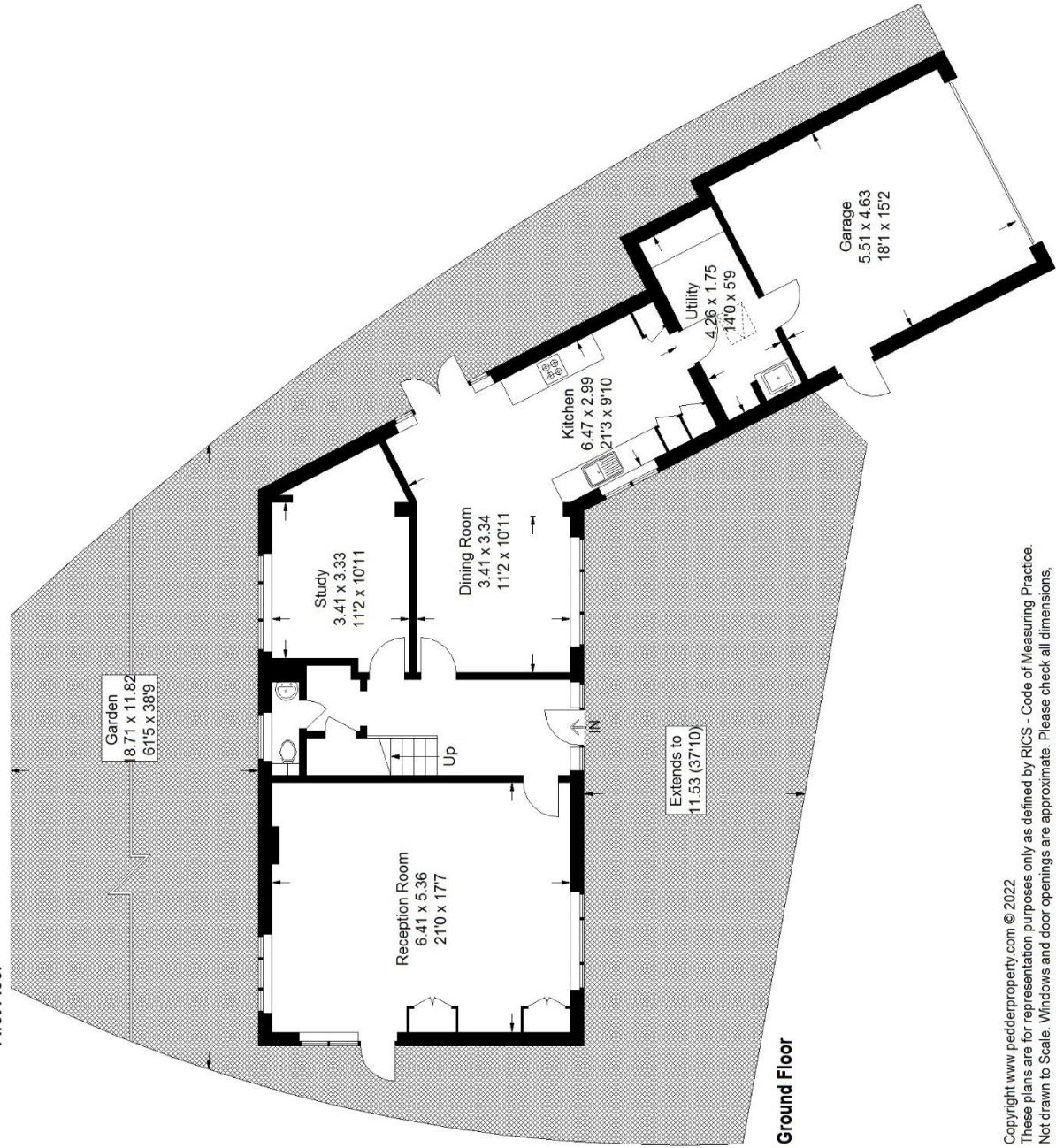
Floorplan

Sydenham Hill SE26

Approximate Gross Internal Area
Ground Floor (including Garage)
127.7 sq m / 1375 sq ft
First Floor = 70.7 sq m / 761 sq ft
Total = 198.4 sq m / 2136 sq ft



First Floor



Ground Floor

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 61 D | 73 C |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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