



Woodsyre, SE26
£1,095,000

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In general

- A bright and spacious three storey townhouse for sale
- Gross internal area - 2010 sq ft
- Master bedroom with en-suite bathroom and dressing room
- Three further bedrooms, second bathroom
- Two large reception rooms
- Kitchen/breakfast room, utility room,
- Storage room, playroom, downstairs cloakroom
- Secluded rear garden and direct access to Dulwich Woods
- Off street parking
- Offered with no onward chain

In detail

A bright and spacious three storey townhouse for sale situated in this popular development set back from Sydenham Hill.

With a gross internal are of 2010 sq ft the property offers spacious accommodation over three floors comprising on the ground floor a large reception room with sliding doors leading out to the garden, kitchen/breakfast room, utility room, storage room, playroom/office and downstairs cloakroom. On the first floor there is a further spacious reception room with a rear balcony allowing lovely views over Dulwich Woods, a double bedroom and family bathroom. On the second floor there is the master bedroom with en-suite bathroom and dressing room, double bedroom and single bedroom. Externally to the rear there is a secluded, mature garden which gives direct access into Dulwich Woods. To the front there is off street parking.

The property occupies an elevated position on Sydenham Hill and offers panoramic views over Dulwich Woods and beyond towards central London. Woodsyre is well located for access to Dulwich Village, East Dulwich and Crystal Palace which offer a wide variety of shopping and leisure facilities, numerous excellent schools and popular parks. Rail links to central London are from nearby Sydenham Hill (London Victoria/London Blackfriars), Crystal Palace (London Bridge/London Victoria) and Sydenham (London Bridge/Shoreditch). There are also numerous bus routes within easy reach at nearby Crystal Palace terminus.

The property is offered with no onward chain.

EPC: D | Council Tax band: E



Floorplan

Woodsyre, SE26

Approximate Gross Internal Area


Ground Floor = 75.3 sq m / 811 sq ft

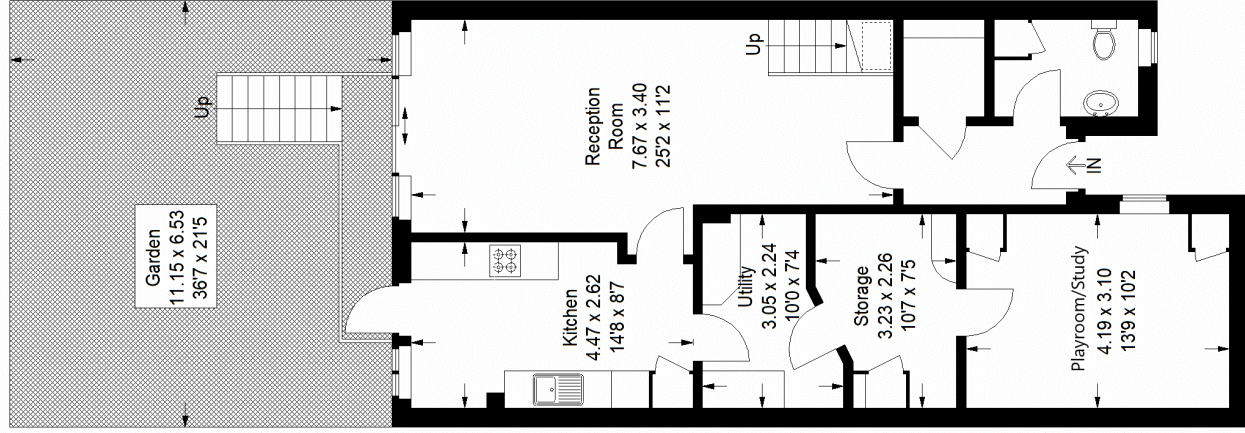
First Floor = 59.3 sq m / 638 sq ft

Second Floor = 52.1 sq m / 561 sq ft

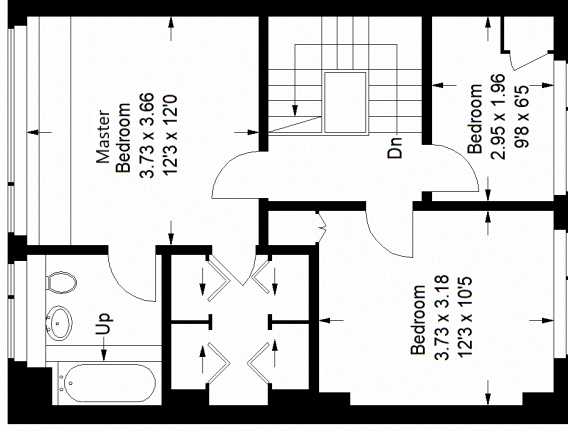
Total = 186.7 sq m / 2010 sq ft



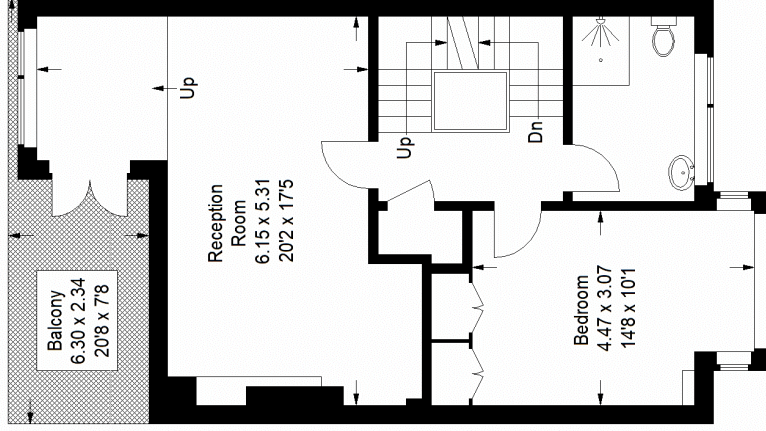
 = Reduced headroom below 1.5 m / 5'0"



Ground Floor



Second Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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