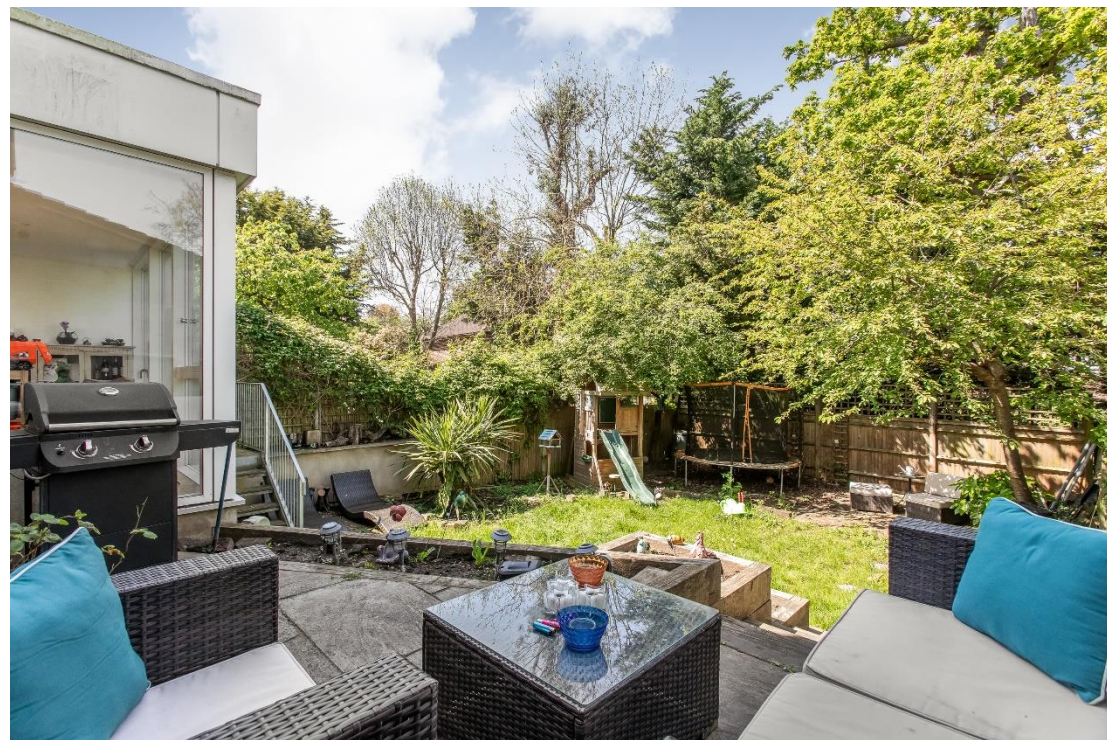




Oaks Avenue, SE19  
£1,550,000

0208 702 9333  
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# In general

- 2349 sq ft / 218.2 sq m
- Five bedrooms
- A large master suite with a balcony
- Large kitchen / family room
- Panelled front reception with a burner
- Off street parking
- Sought after road
- Nearby Gipsy Hill station

# In detail

A generously proportioned five bedroom, three bathroom semi-detached house positioned on a highly regarded road moments from Gipsy Hill rail links on the fringes of Crystal Palace and West Dulwich.

The property has been upgraded and extended, and offers characterful accommodation arranged over three levels, which could make an ideal next step for a young or growing family seeking a conveniently placed new home. A welcoming entrance hall features a beautiful stained glass door with solid wood flooring and panelling. This leads to a generous front reception room with a large shuttered box bay window, cast iron radiators, and a solid fuel burner with an ornate panelled surround - a room that provides a cosy evening retreat on wintery days and cooler in summer months due to the aspect. The rear of the property is a large kitchen / family / dining room which is flooded with natural light and overlooks the garden. The remainder of this level comprises of a WC, a utility room, and a further handy storage room. Upstairs there are four bedrooms and a colourfully tiled main bathroom, whilst the top floor houses a large master suite. This cleverly designed space is a calm and relaxing area that boasts a huge amount of fitted storage, a Juliette balcony, a bespoke dressing area, air-conditioning for warmer days, and a recently modernised en suite. Externally there is off street parking and the rear garden provides a low maintenance haven with veg planters and a raised seating area, all surrounded by lush greenery.

This location works well for access to Dulwich College, Dulwich Prep London, both Kingswood and Paxton primaries, the Crystal Palace Triangle, Norwood Park, and Gipsy Parade.

Oaks Avenue is a unique collection of houses completed in the 1930's with each property thought to be fitted with features from the former Hotel Cecil, which once stood between the Thames Embankment and The Strand - the largest hotel in Europe when it was completed in 1896.

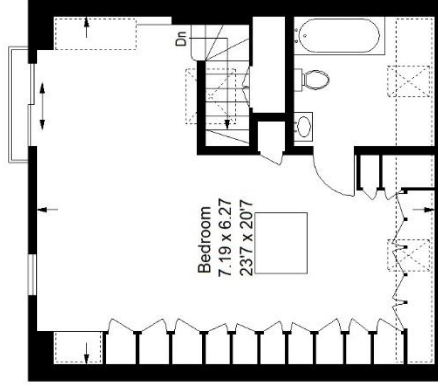
EPC: F | Council Tax Band: F



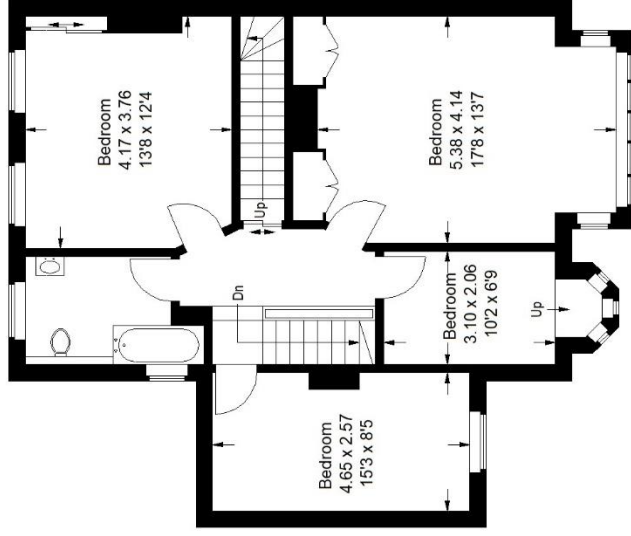
# Floorplan

## Oaks Avenue SE19

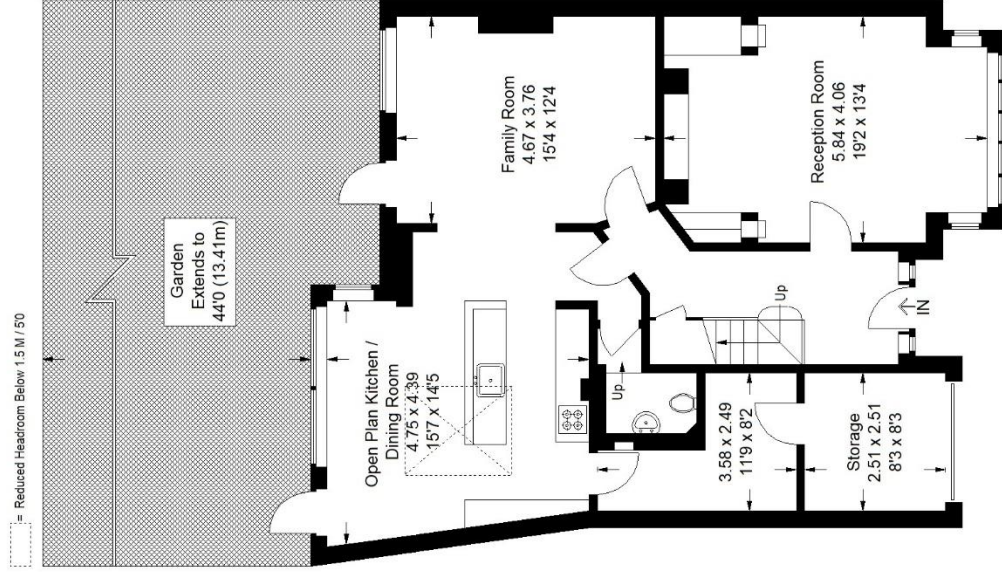
Approximate Gross Internal Area  
**Ground Floor = 95.9 sq m / 1032 sq ft**  
**First Floor = 76.9 sq m / 828 sq ft**  
**Second Floor = 45.4 sq m / 489 sq ft**  
**Total = 218.2 sq m / 2349 sq ft**



Second Floor



First Floor



Ground Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E		
21-38	F	33 F	
1-20	G		

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