



Oaks Avenue, SE19
£1,100,000

0208 702 9333
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In general

- Four bedroom semi-detached house
- A highly regarded residential road
- Convenient for transport links & amenities
- Stunning mature rear gardens
- Off street parking
- Period features
- Downstairs shower room
- Utility room

In detail

A warm, inviting, and fabulously characterful four bedroom semi-detached house forming part of a prime residential road on the borders of Crystal Palace and Dulwich.

The property has been maintained and improved by the current owner over many years, retaining stunning period details and offering very comfortable accommodation set over two levels. The ground floor has been extended beyond the original build to include a fourth bedroom / study, a shower room, and a sizeable utility room. These are arranged beyond a large kitchen / diner with a quarry tiled floor & sky lights. This space would suit those who enjoy a relaxed setting to entertain and socialise, or require an area to cook up a culinary storm. The remainder of this level comprises of a generous through reception with beautiful solid wood herringbone flooring, a marble surround fireplace, and sunny stained glass leaded windows. Upstairs there are three bedrooms (one with a bank of fitted wardrobes), and a elegantly finished four-piece bathroom with a separate walk-in shower. The jewel in the crown is an expertly cultivated mature rear garden with pops of colour throughout the year, a patch for homegrown healthy veggies, and a courtyard for unwinding on pleasant summer days and evenings. The front garden is similarly impeccably maintained and has space for off street parking.

This location works well for access to Gipsy Hill rail station, Dulwich College, Dulwich Prep London, both Kingswood and Paxton primaries (Ofsted outstanding), 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. This makes no one house the same as the other.

An ideal long-term opportunity to join a community-orientated street and a property that offers an array of options for further development (STP), if desired.

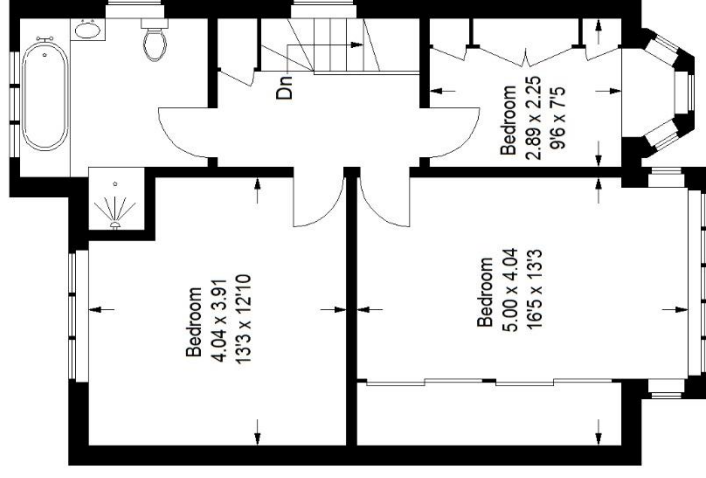
EPC: D | Council Tax Band: F



Floorplan

Oaks Avenue, SE19

Approximate Gross Internal Area
161.2 sq m / 1735 sq ft



Ground Floor

First Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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