



Oaksford Avenue, London

Guide Price £600,000



Property Summary

Guide Price: £600,000 - £625,000

Propertyworld is proud to offer this stunning two bedroom semi-detached house located on a quiet residential cul de sac in the heart of SE26. This fabulous house is spacious, flooded in natural light and benefits from beautifully proportioned accommodation throughout. With generous room sizes, freehold tenure and a super rear garden, this is a rare opportunity and ideal first time buy. Oaksford Avenue is a fab residential road of period properties, two minutes from beautiful SYDENHAM WELLS PARK, and the centre of KIRKDALE with its array of cafes and eateries, plus within a short walk to DULWICH WOODS and the outstanding DULWICH WOODHOUSE pub. The house includes but is not confined to: a charming and well-appointed entrance hallway which leads to all ground floor rooms. The double reception - measuring almost 23ft - is a joy, flooded in light and beautifully presented. With neutral decor, a gorgeous oak floor, bespoke recess shelving and more, this is great for a family and is the heart of the house. To the rear is a generous and well-appointed fitted kitchen / diner with an

extensive range of wall and base units, laminate worktop, integrated oven & hob, plus a beautiful wood floor and large rear window which floods the room in light. On the first floor there are two DOUBLE bedrooms - both beautifully presented - plus a stunning and large family bathroom with a gorgeous roll top bath, recently refurbished walk in shower and two-piece suite. The garden to the rear is hard landscaped and laid with stone but ideal for families or those with a penchant for plants and shrubs. This is a wonderful, family home with generous living space, excellent decor and a fab location. Call Propertyworld to be the first to see.

Sydenham Sales

020 8488 0011

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Property Summary

- Two bedroom house
- Semi- detached
- Period Property
- Spacious accommodation
- Stunning interior
- Excellent location
- Double reception room
- Scope for expansion
- Must be viewed
- Council tax is C / EPC is D

Our Vendor Loves...

We have loved living in this house. One of our favourite features is how every room is a good size, there is no tiny box or awkward space. Our favourite room is the huge through living room, with doors that open into the garden in the summer. There's so much possibility to move things around to suit you so the house really is a blank slate to make what you want. We have gone from being a young couple to a family in this home. Whilst having great links to central London, the road is very quiet and we are surrounded by amazing parks and green spaces. Sydenham Wells Park is at the end of the road, it is such a beautiful park to watch change through the seasons. We love our neighbours and the community feeling in the area. Sydenham and Dulwich woods are a short walk away, walking in the woods and ending up in the lovely Woodhouse pub makes you feel like you're in the countryside. We love being so close to so many wonderful areas. Some favourites are the shops, bars and restaurants on Kirkdale high street, Crystal Palace triangle, Dulwich village and East Dulwich, as well as the Horniman Museum and Beckenham Place Park which are all a short walk, bus or drive away.







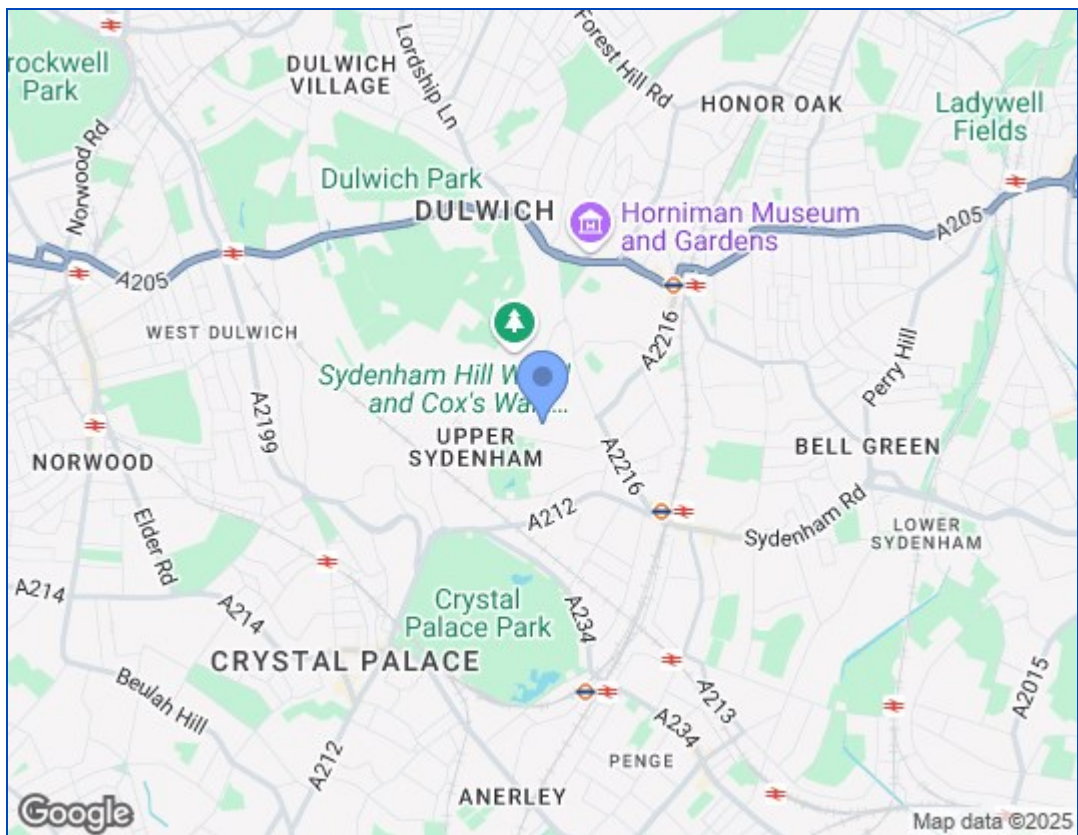
GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 533 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 445 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 978 SQ FT / 91 SQM

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

Oaksford Avenue
date 05/12/24
photoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		62	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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