## Lot 14 3 Wickers Oake, Dulwich Wood Park, SE19 1XJ

**By Order of The Executors**



All enquiries Ref: Callum Glenn



- **First Time on Market Since Built**
- **Freehold Detached Bungalow**
- **Requires Some Modernisation/ Development Potential**
- **Vacant Possession**

**Location:**

The property is in this premier location with Wickers Oake being a cul-de-sac leading off Dulwich Wood Park. The open spaces of Crystal Palace Park are within a few minutes' walk with Dulwich Village and Park located to the north. Gipsy Hill Station is within 0.6 mile walk of the property with direct services to London Bridge and London Victoria with a journey time of less than 30 minutes. There is a good range of shopping and recreational facilities in the area at both Gipsy Hill and Dulwich whilst the centres of Beckenham, Bromley and Croydon are easily accessible.









## Description:
This detached bungalow extends to some 1,522 sq. ft plus integral garage providing an additional 297 sq. ft, all within grounds of 0.23 acre. The property was built in 1979 and has been a family home in the same ownership since built. It offers flexible family living space with the potential to develop further. Whilst internally presented in reasonable/liveable condition, it would benefit from some upgrading and modernisation. The property sits in grounds of 0.23 acre offering garden space to all aspects together with front off street parking leading to the integral garage.

## Accommodation:
Entrance Hallway, Five Bedrooms, Three Bathroom/ Shower Rooms including 1 en-suite wet room, Reception Room, Conservatory, Kitchen. Utility Room. Font Gardens and Driveway leading to integral garage, further garden space to both sides and rear.

## Total plot size:
0.23 acre

**EPC Rating:** D

**Council Tax Band:** F

## To View:
Strictly and Only by prior appointment with the auctioneers.











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