



Woodwarde Road, Dulwich
£1,695,000

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In general

- An attractive semi-detached Edwardian house
- Prime location close to Dulwich Village
- Particularly spacious – 2147 sq ft
- Master bedroom with en-suite
- 4 further double bedrooms, family bathroom
- 2 reception rooms, contemporary kitchen
- Utility room, downstairs WC
- Lovely mature, 76' south facing garden
- Very well presented throughout
- Well located for the local outstanding schools, transport links and Village
- Offered with no onward chain

In detail

An attractive and larger than average semi-detached Edwardian family house for sale in this prime location just a short distance from Dulwich Village.

This impressive and particularly spacious property has a gross internal area of 2147 sq ft and has been extended into the loft creating a master bedroom with en-suite and a further double bedroom. The first floor has 3 double bedrooms, a family bathroom and separate WC. The ground floor has 2 good size reception rooms, one leading onto the lovely, mature 76' south facing garden with timber shed, outside WC and further storage area, the second has a front aspect and is open-plan to a contemporary modern kitchen which in turn leads into a utility room. In addition there is a downstairs WC.

The property is located on a particularly desirable road and is just a short distance from Dulwich Village with its outstanding schools, boutiques, artisan cafes and restaurants and Picture Gallery. The popular Dulwich Park is also close by. Rail links to central London are from nearby North Dulwich (London Bridge) and Herne Hill (Victoria and Thameslink).

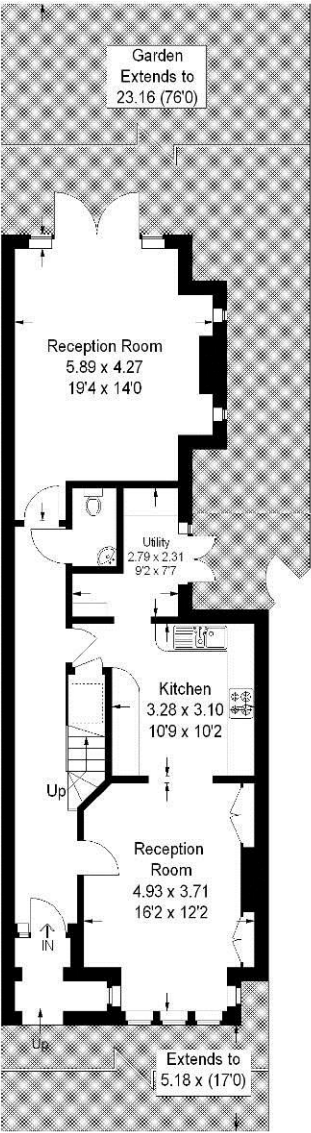
The property is offered with no onward chain and an internal viewing is advised. (EPC – D)



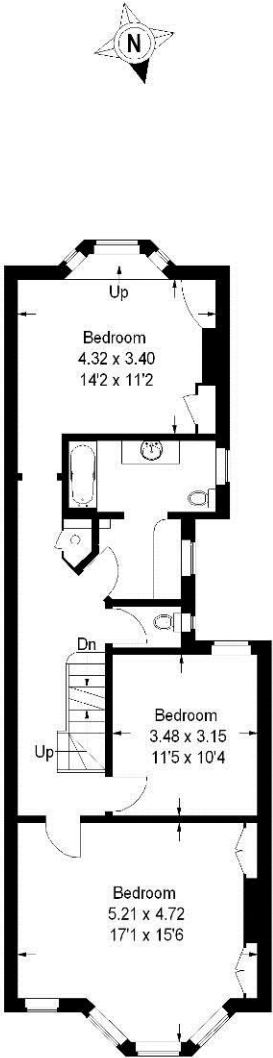
Floorplan

Woodwarde Road, SE22

Approximate Gross Internal Area
Ground Floor = 71.5 sq m / 770 sq ft
First Floor = 74.5 sq m / 801 sq ft
Second Floor = 53.5 sq m / 576 sq ft
Total = 199.5 sq m / 2147 sq ft

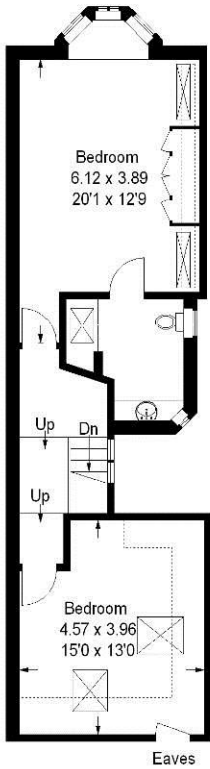


Ground Floor



First Floor

Reduced headroom below 1.5 m / 5'0



Second Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	59	61
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales Directive 2002/91/EC		

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