



WOODWARDE ROAD

Dulwich, SE22





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# SUBSTANTIAL FIVE BEDROOM FAMILY HOME

Located on arguably one of the finest and most desirable streets in Dulwich, this semi-detached family house benefits from a stylish kitchen/dining room opening to a southerly facing garden and fabulous lower ground floor entertainment space.



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Local Authority: London Borough of Southwark

Council Tax band: G

Tenure: Freehold

Offers in excess of: £2,500,000





## WOODWARDE ROAD

The ground floor comprises two spacious reception rooms, the front of which has a lovely bay windows flooding the room with natural light. The kitchen/entertaining space features a kitchen island and bifold doors opening out to the well-maintained south-west facing garden.

The lower ground floor provides a flexible space currently used as a family room but could also double up a guest bedroom with en suite. A handy utility room completes this level.

Upstairs on the first floor, three bedrooms are serviced by a family bathroom with a separate bathtub and walk in shower. The second floor comprises two further bedrooms, a study and a shower room, as well as a large storage area and access to the loft.













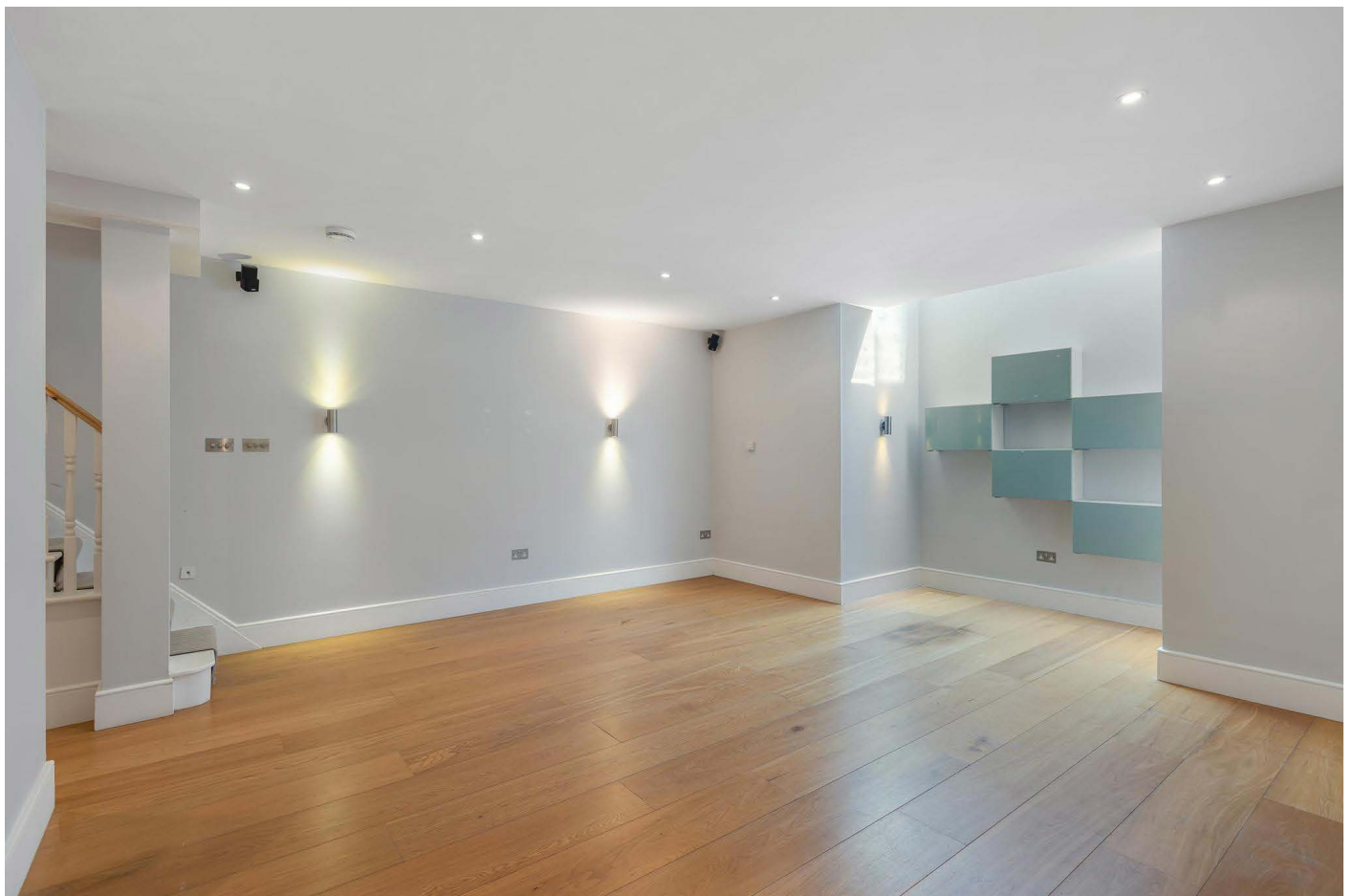
## DULWICH

Woodwarde Road is arguably one of the finest and most desirable streets in Dulwich; a short distance from Dulwich Village, the idyllic Dulwich Park and the vibrancy of Lordship Lane. Ideally situated for local transport links, there are excellent connections to the City, Canary Wharf, the West End and central London.

North Dulwich, East Dulwich, Denmark Hill, Herne Hill, Peckham Rye and Forest Hill stations are all within reach as are numerous bus routes.

A wealth of excellent state primary and secondary schools as well as private schools are nearby, including The Charter School North Dulwich, Dulwich Village Infants' School, Dulwich Hamlet School, James Allen's Girls' School, Alleyn's School, Dulwich Prep and Senior and Dulwich College.







Approximate Gross Internal Area = 275.36 sq m / 2964 sq ft (Excluding Loft)

Loft = 23.47 sq m / 253 sq ft

Inclusive Total Area = 298.83 sq m / 3217 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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