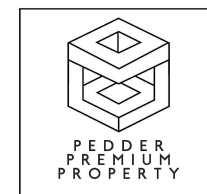
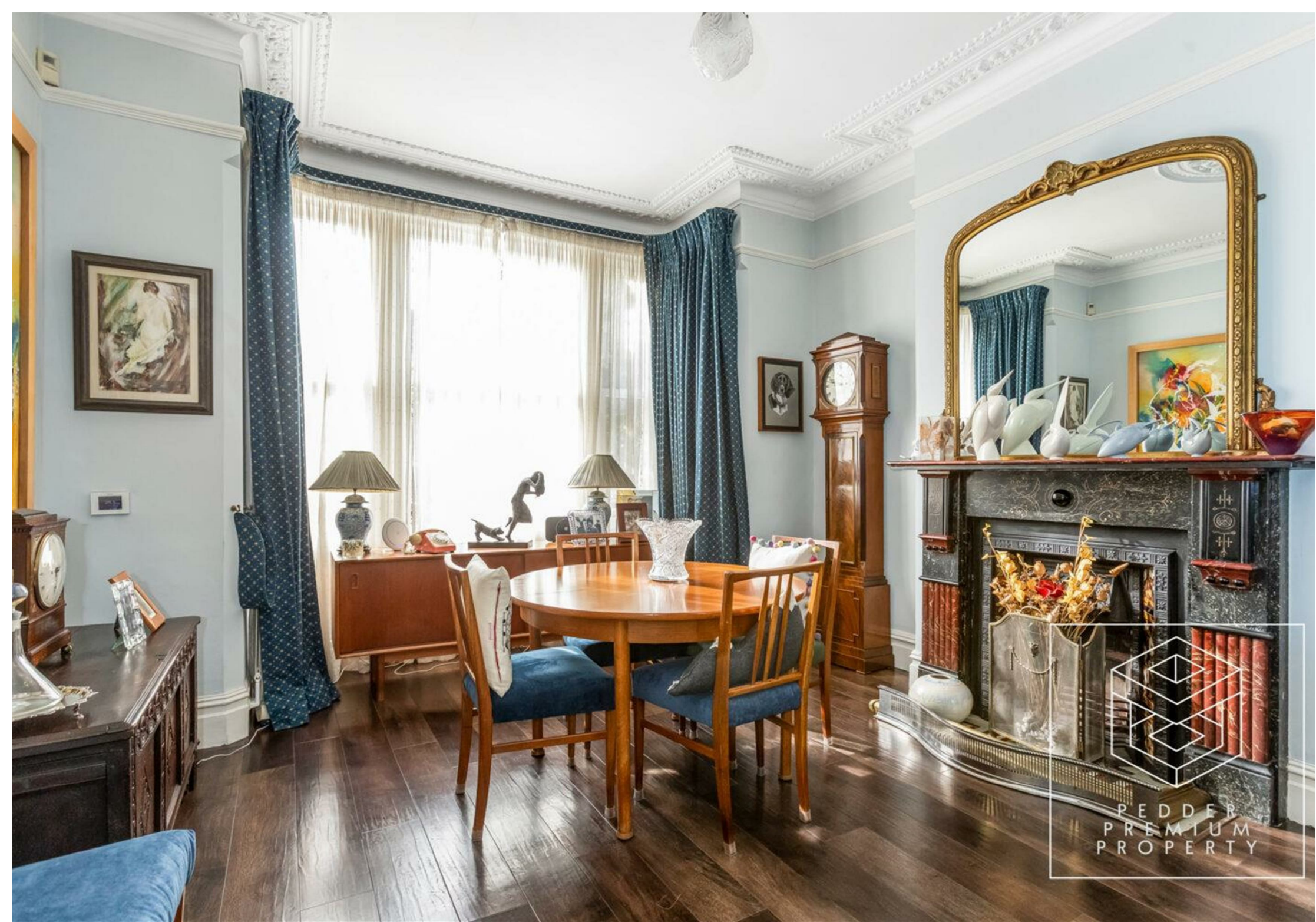




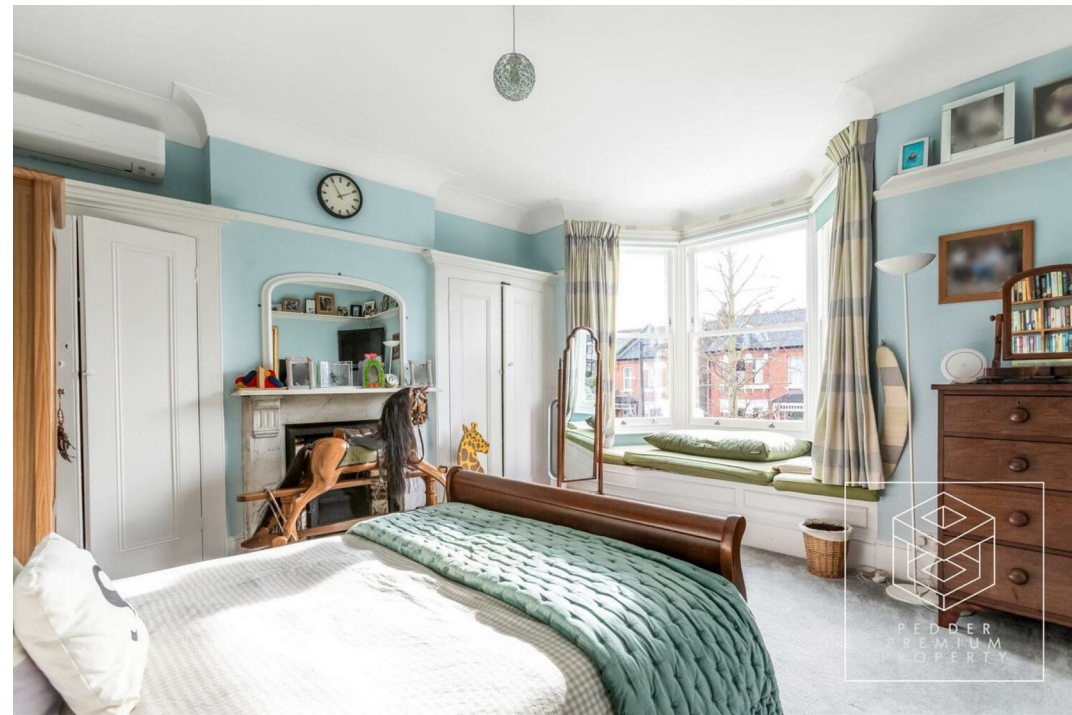
Woodwarde Road, SE22 | £3,500,000

02087028111
dulwichvillage@pedderproperty.com









In General

- A substantial detached double fronted family home
- Five bedrooms including principal suite
- Study or 6th bedroom
- Three reception rooms
- Three bathrooms (one en-suite)
- Modern integrated kitchen
- Utility room, downstairs cloakroom, cellar
- Spacious 26' outbuilding
- Pretty 51' rear garden
- Prime location in Dulwich

In Detail

An outstanding detached double-fronted Edwardian family home situated on Woodwarde Road, one of the most popular roads in Dulwich Village.

This lovely property retains much of its original period charm and character and with a gross internal area of over 3,400 sq ft offers exceptional living accommodation arranged over three floors. The ground floor has a large double reception room, integrated kitchen open-plan to the dining room, further rear reception room with access to the garden, utility room and cloakroom. There is also access to the cellar.

Upstairs there are four generous double bedrooms, a family bathroom and separate shower room. On the second floor is an impressive master suite with dressing area, en-suite bathroom and bespoke fitted wardrobes and storage cupboards. There is also a bright and well lit study which could be used as a 6th bedroom.

Externally there is a further spacious 26' outbuilding ideal for use as a home gymnasium/games room/home office. The rear garden measures 51' and includes a bespoke cedar wood and green roof bicycle and storage shed. There is pretty walled front garden with an Andersen electric car fast-charger unit.

EPC: E | Council Tax Band: G

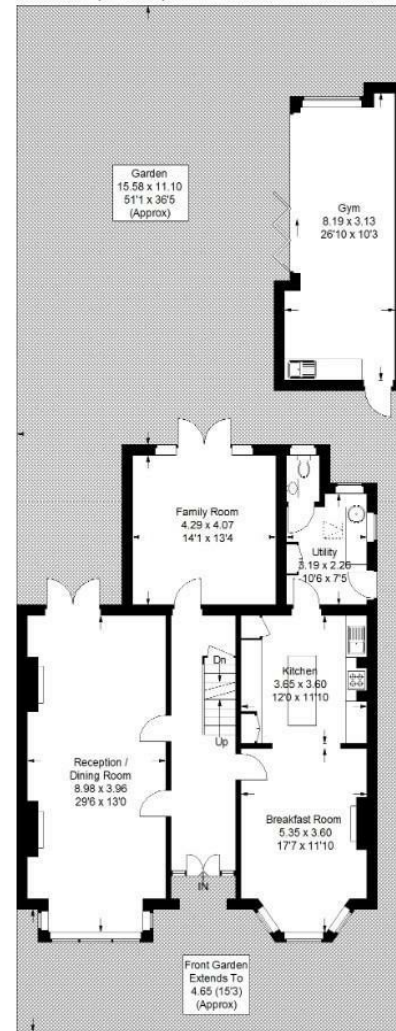


Floorplan

Woodwarde Road, SE22

Approximate Gross Internal Area
(Excluding Eaves Storage)
298.4 sq m / 3212 sq ft
Gym = 23.5 sq m / 253 sq ft
Total = 321.9 sq m / 3465 sq ft

Reduced headroom below 1.5 m / 5'0"



Ground Floor



Second 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		

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