



32 Woolstone Road  
London | SE23 2SG

FINE & COUNTRY

32 WOOLSTONE ROAD



# KEY FEATURES

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Proudly standing on a substantial corner plot in this leafy suburban street is this wonderfully imposing family home close to the plethora of amenities and transport links available in Forest Hill and Dulwich.

This warm feeling and naturally bright house enjoys expansive and flexible living running close to circa 3800 sq ft featuring seven bedrooms, four reception rooms, three bathrooms and a gloriously generous garden which is just perfect for entertaining.

The property has been significantly enlarged and reconfigured by the current owners who have enjoyed many years of happiness here.

- Substantial corner plot
- Driveway parking for several vehicles
- Circa 3700 sq ft
- Seven bedrooms
- Four reception rooms
- Three bathrooms
- Fabulous garden
- Versatile living
- Close to Forest Hill and Dulwich
- Leafy suburban street









# SELLER INSIGHT

“ Situated on a generous corner plot, on a pretty tree-lined street not far from the shops and amenities of Forest Hill is this lovely Edwardian family home that boasts seven bedrooms, a substantial amount of living and entertaining space, as well as a beautifully landscaped garden.

“We bought the house fourteen years ago and for us it was the space, both inside and out, that proved to be the biggest selling point,” says the owner. “We’d been looking for a property that would suit our busy family life and one that would also be very conducive to entertaining – which we do a lot of – and this ticked both of those boxes. However, it’s also a house that has a really nice feel to it, it’s very warm and welcoming, which is something I noticed the very first time I came to view it.”

“Something else that sparked our interest was the fact it had the largest permitted development in the borough, which allowed us to put our own stamp on it by adding yet more living space in the form of a large kitchen and dining area. We also completely refurbished the rest of the house, essentially taking it right back to the brick. The electrics and plumbing were updated, walls and ceilings were replastered and every room was decorated... It’s essentially a new home inside this gorgeous Edwardian shell.”

“The new extension has bi-folding doors that open straight out onto the garden, so when the weather is warm we can create an almost seamless connection between inside and out, and the garden is another space that has been completely transformed. My husband designed it, adding areas for the children to play in, places where we can sit and relax, and there’s also lots of room for alfresco entertaining. It’s a really pretty space and it has been designed to be very low maintenance, which has allowed us much more time to enjoy it!”

“We’re going to really miss the house when we move; it’s been a fantastic family home, but we simply don’t need all of this space now that the children are flying the nest. We’ll also miss the location; it’s so convenient! There’s a great selection of schools close by, a superb array of shops and amenities within walking distance, and we can hop on the train and be in the city centre in next to no time so it’s ideal for commuters. It’s been a wonderful place to live for the past fourteen years.”\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

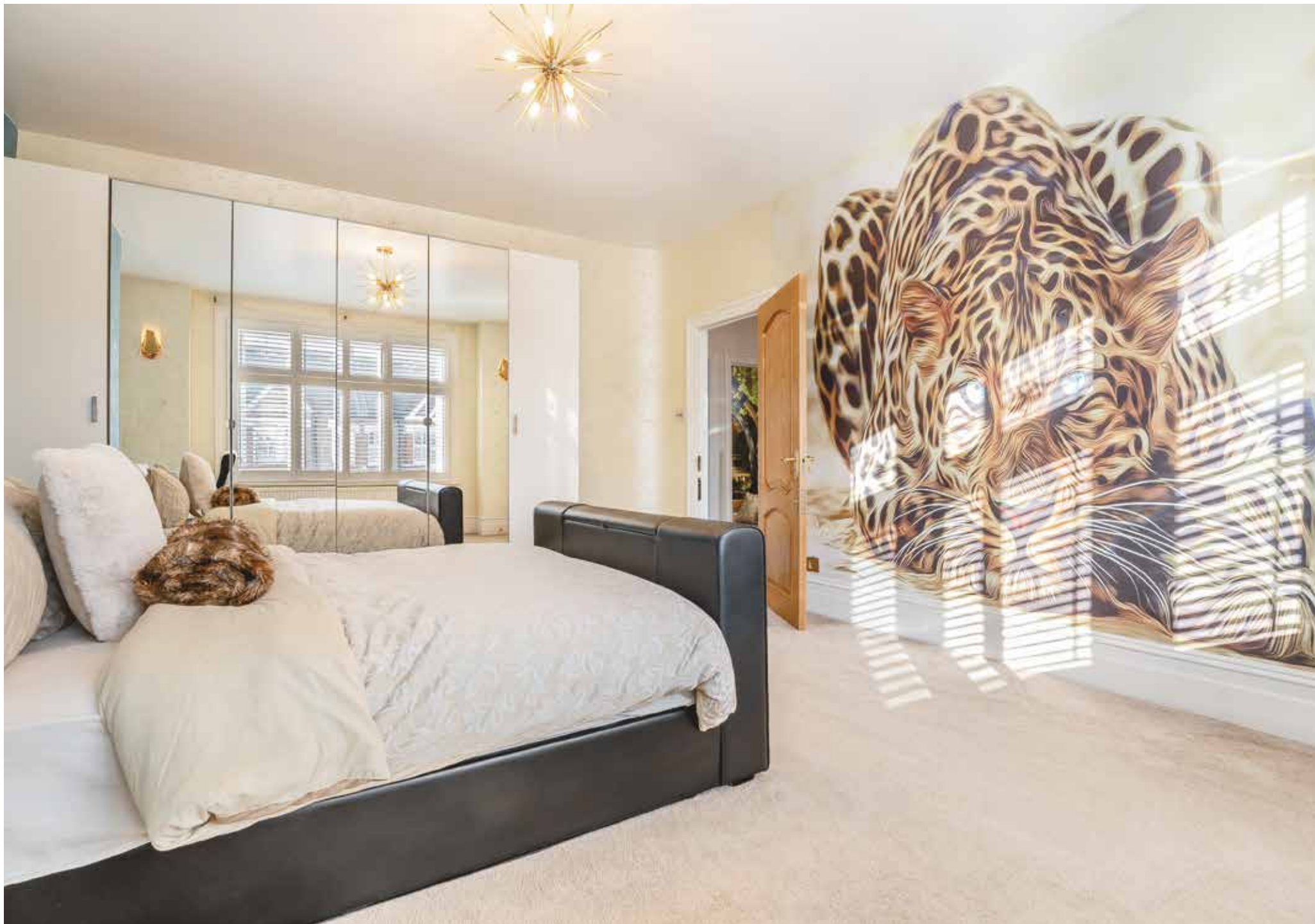


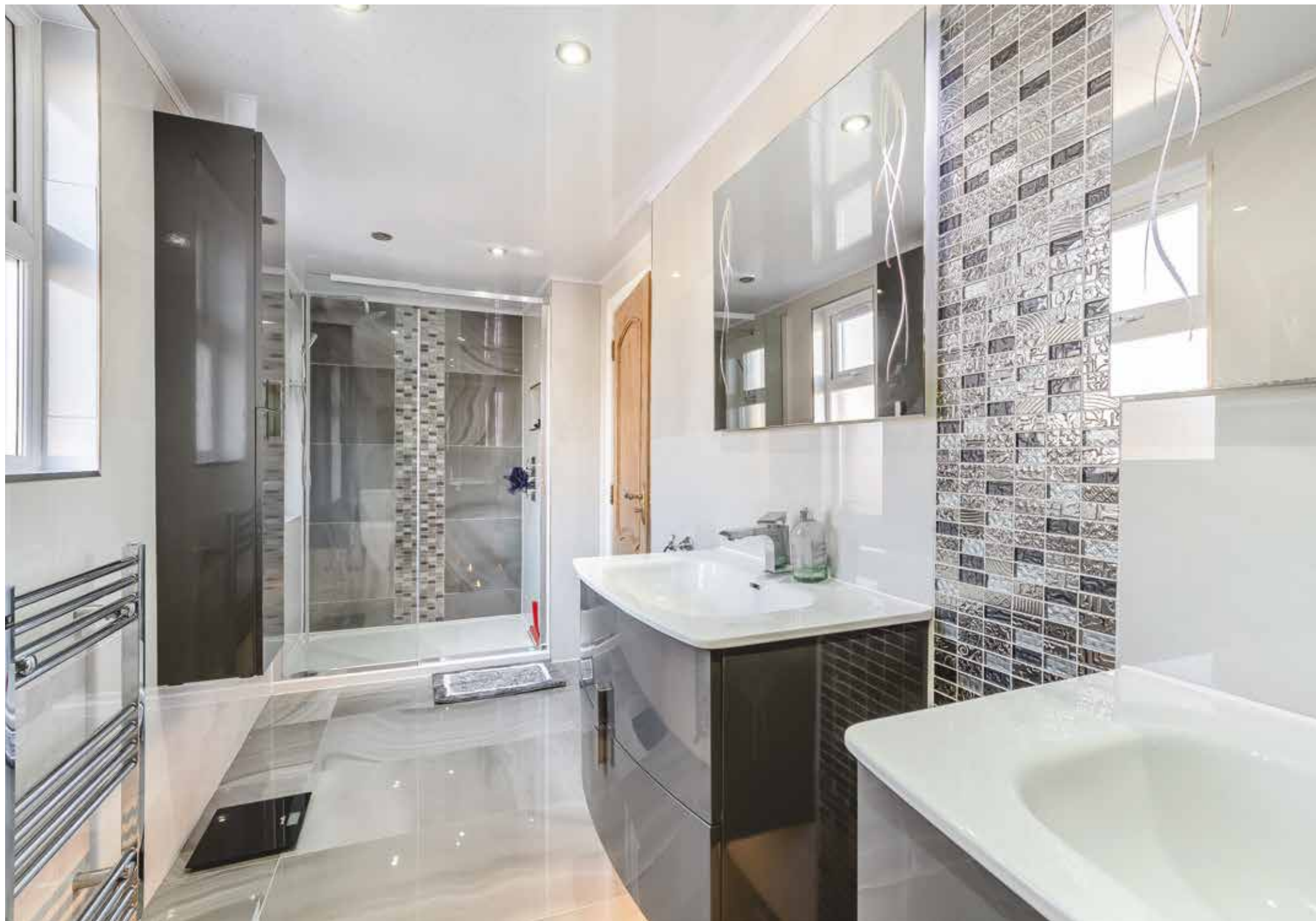






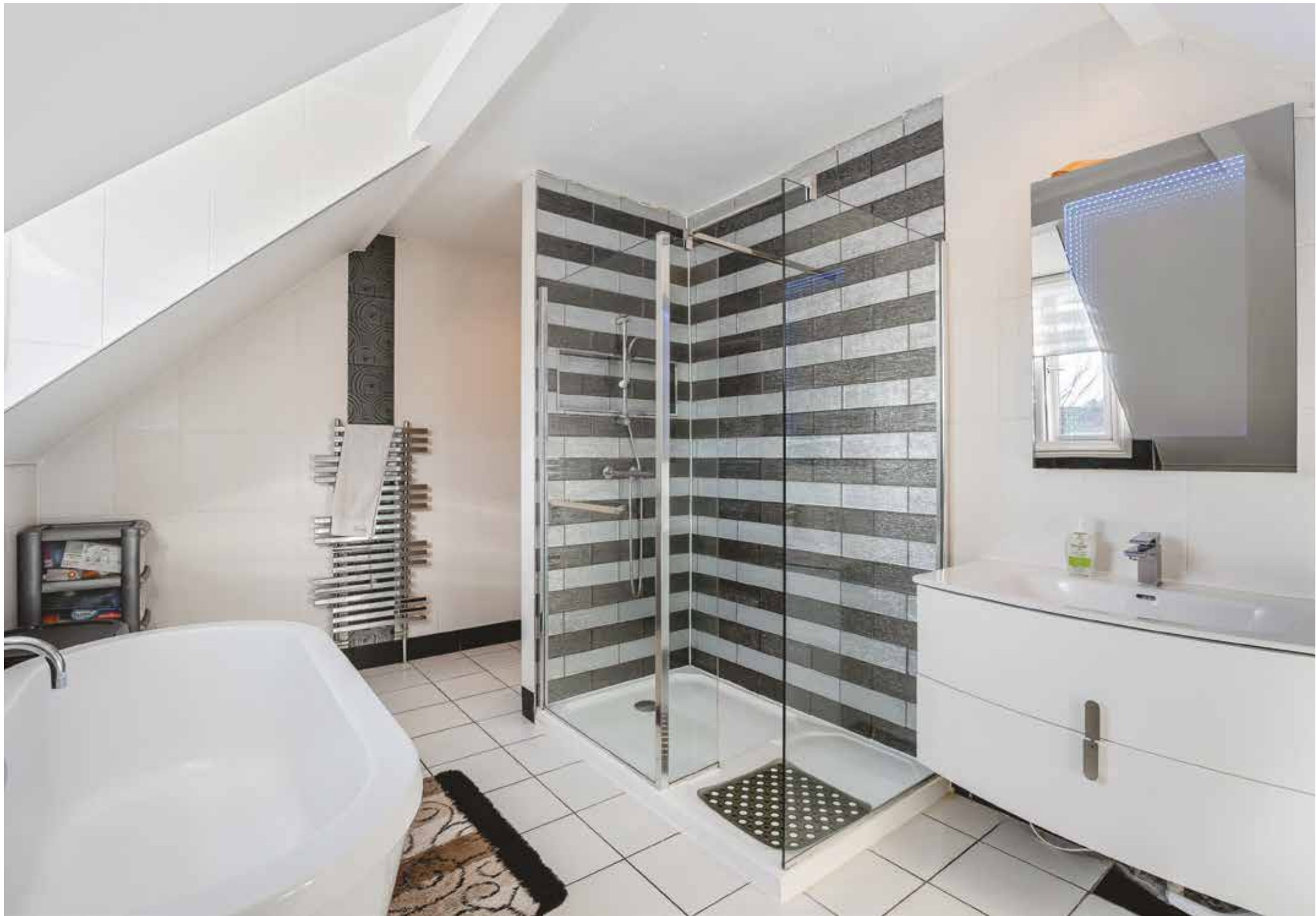






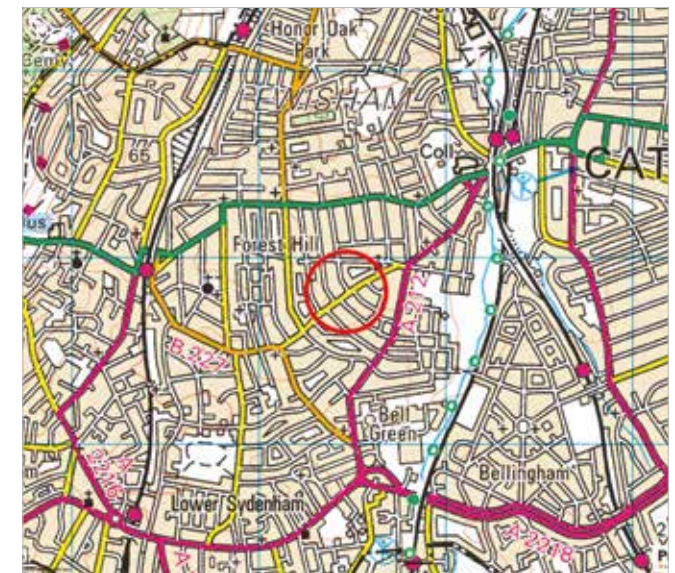




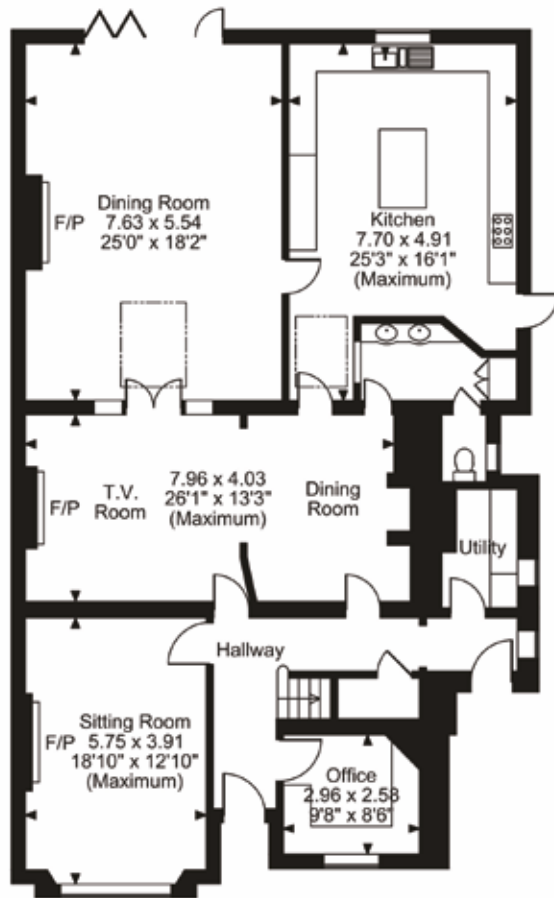




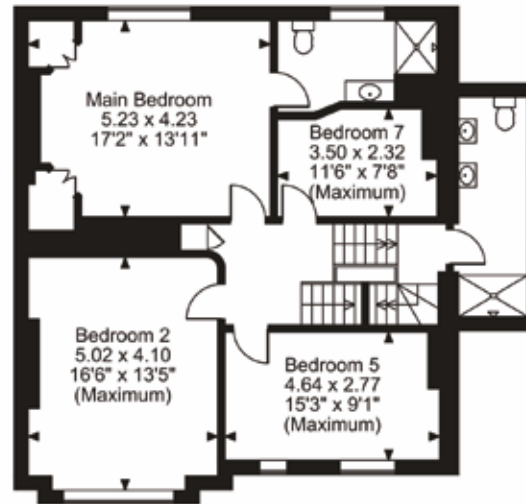




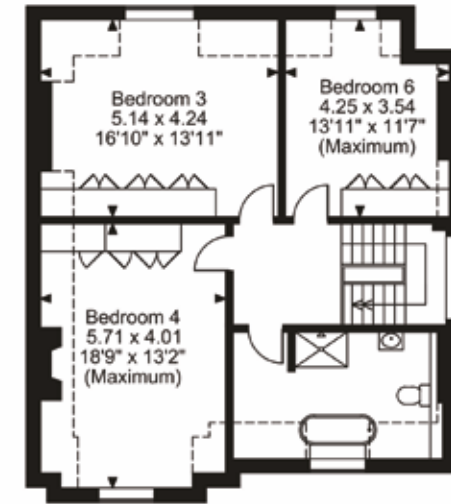
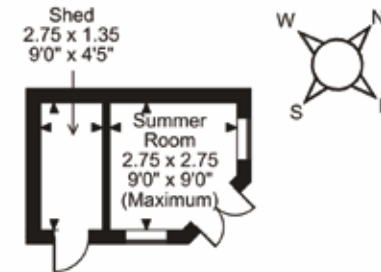
**Woolstone Road, SE23**  
**Approximate Gross Internal Area**  
**Main House = 3664 Sq Ft/340 Sq M**  
**Outbuilding = 118 Sq Ft/11 Sq M**  
**Total = 3782 Sq Ft/351 Sq M**



**Ground Floor**



**First Floor**



**Second Floor**

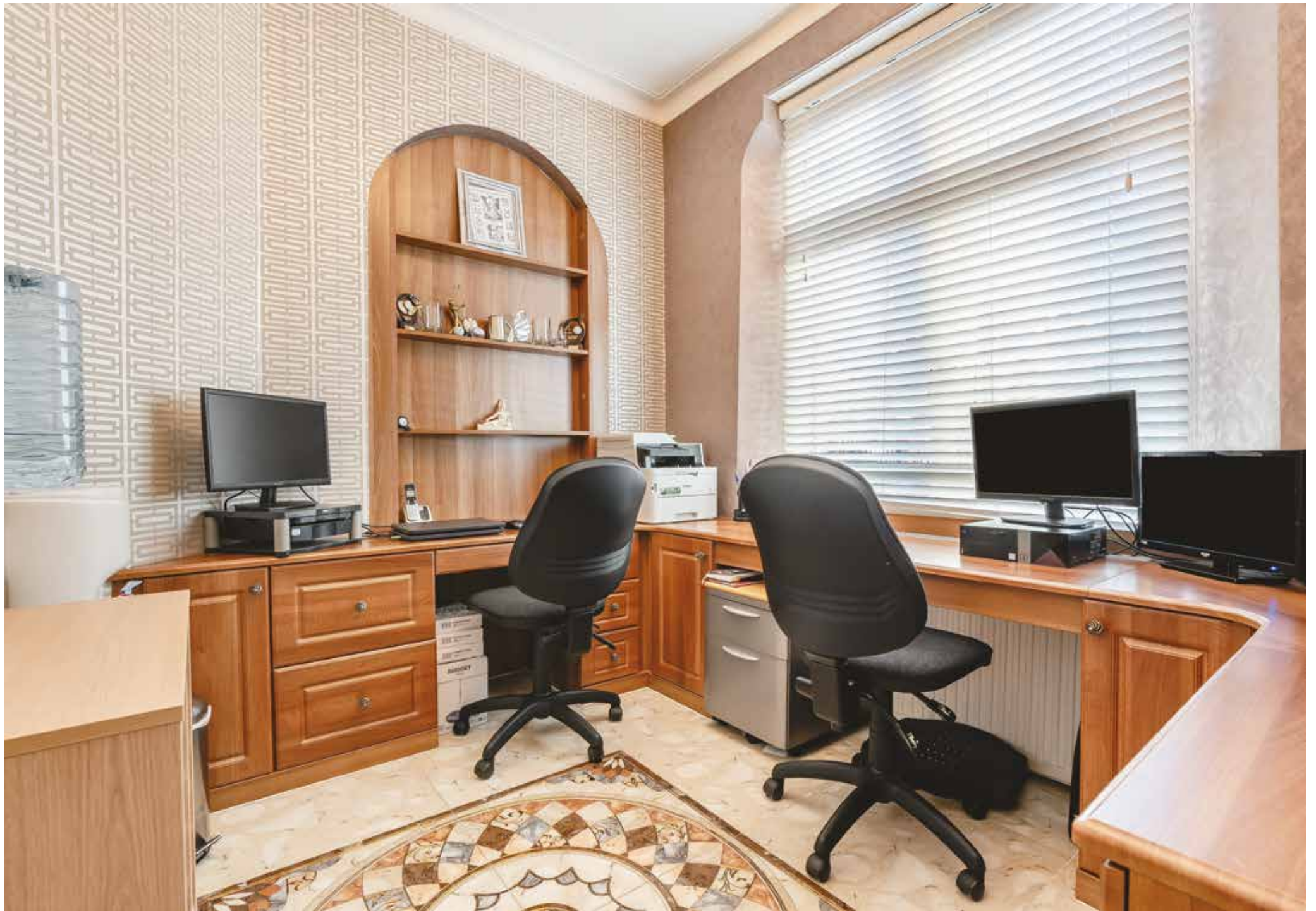
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The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		81 D	90 C



# FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things that make a home*

THE FINE & COUNTRY  
FOUNDATION

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