

**HARVEY &
WHEELER**
ESTABLISHED 1855

48 WOODWARDE ROAD
DULWICH SE22 8UJ



An attractive Edwardian house in very good decorative order, situated on one of Dulwich's most sought-after tree-lined roads.

The property retains a wealth of original features, including fireplaces, ornate cornicing, and high ceilings. Offering approximately 1,531 sq ft (142.2 sq m) of accommodation, it also benefits from a substantial loft space that may provide potential for extension, subject to the necessary consents.

The ground floor features an inviting black-and-white tiled entrance hall, an elegant front reception room, and a bright, spacious open-plan kitchen, dining, and living area with a central island and sliding doors opening onto the rear terrace and garden. A shower room and utility room with WC complete this floor.

Upstairs, the first floor comprises four bedrooms and a family bathroom.

Ideally situated, the property is conveniently close to an excellent range of highly regarded state and independent schools, including Alleyn's, JAGS, and Dulwich College. The amenities of Dulwich Village and Lordship Lane, along with Dulwich Park and Dulwich Picture Gallery, are all nearby. Transport connections are superb, with North Dulwich station offering direct services to London Bridge, while Peckham Rye provides access to the Windrush Line.

Chain-free. Freehold. EPC Rating TBC. Council Tax Band F.

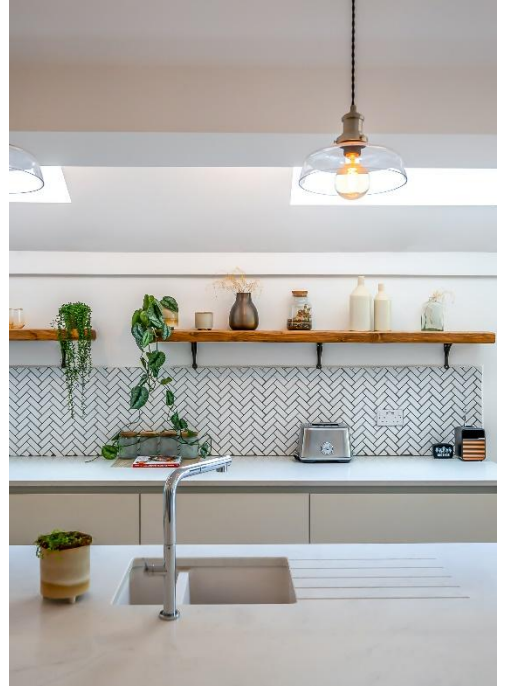
ACCOMMODATION

Elegant front reception room	4 Bedrooms
Open plan kitchen/dining room/lounge	Bathroom
Utility room	Ground floor shower room/WC
Chain-free	Loft space
Very good decorative order	Rear garden

£1,850,000









Woodwarde Road, SE22

Approximate Gross Internal Area = 142.23 Sq m / 1531 Sq ft

Loft Space = 65.96 Sq m / 710 Sq ft

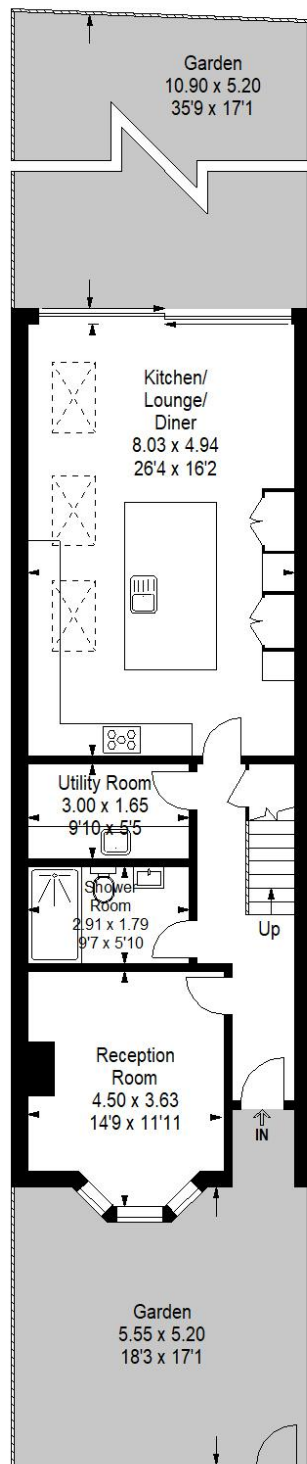
Total = 208.19 Sq m / 2241 Sq ft



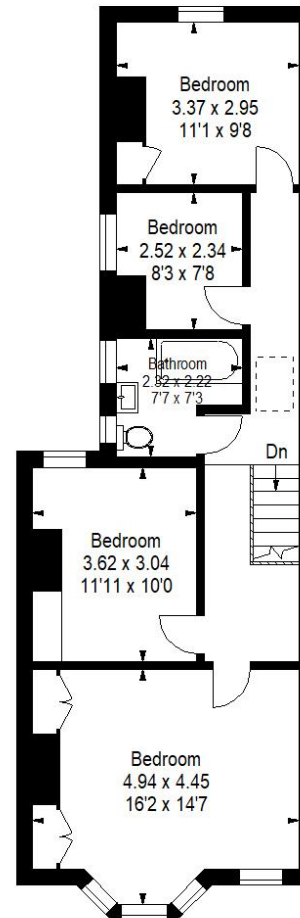
= Sky Light



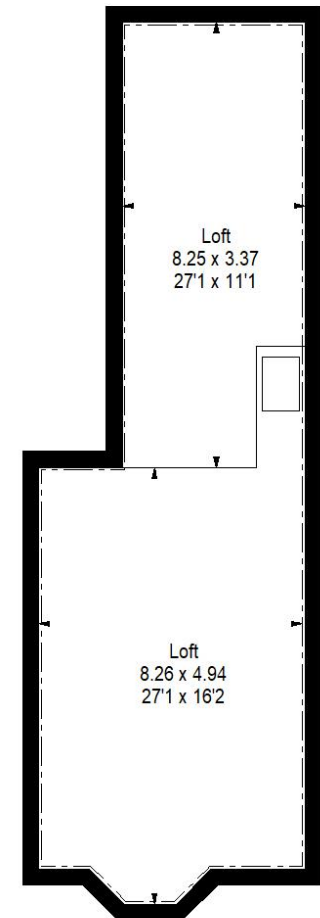
= Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



Loft

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.

Viewing is recommended, but strictly by appointment with Sole Agents

harveywheeler.com

Prospective purchasers are reminded that, whilst these details are believed to be correct, if there is any point of particular importance, we would be pleased to check the information prior to viewing, particularly when travelling some distance to view.

MISREPRESENTATION ACT 1967

These particulars do not constitute any part of an offer or contract. Neither the vendors nor their agents nor any person in their employ, bind themselves in any way, nor are warranties given in respect of any statements contained in these particulars. Intending purchasers must verify all statements by inspection or otherwise.

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