



Woodwarde Road, SE22 | Offers In Excess Of
£2,000,000

02087028111
dulwichvillage@pedderproperty.com

pedder
We live local



In General

- An attractive semi-detached Edwardian family home
- Highly sought after location in close proximity to Dulwich Village
- Four double bedrooms, three bathrooms
- Delightful 38' open-plan kitchen/breakfast/family room
- Further front reception room
- Study, downstairs cloakroom
- Delightful 78' mature rear garden
- Spacious accommodation - 1951 sq ft

In Detail

An attractive semi-detached Edwardian family home for sale located on this much sought after tree-lined residential road in close proximity to Dulwich Village.

The property has been extended and with a gross internal area of 1951 sq ft offers spacious accommodation over three floors comprising on the ground floor a front reception room, a cloakroom and a delightful 38' open-plan kitchen/breakfast/family room. On the first floor there are three double bedrooms, two bathrooms and a study. On the second floor there is a further double bedroom and bathroom. Externally to the rear there is a delightful 78' mature garden.

Woodwarde Road is well located just a short distance from Dulwich Village with its range of charming independent shops, cafes and restaurants, the popular Dulwich Park and The Picture Gallery. The property is also just a short walk for top rated state and independent schools, including Dulwich Hamlet, Junior School, Dulwich Village Infant School, Dulwich College, James Allen's Girls School and Alleyn's School. There are excellent connections to the City, Canary Wharf, West End and central London via London Bridge, Victoria, Blackfriars, City Thameslink, Kings Cross/St Pancras either from North Dulwich or Herne Hill both within walking distance. Lordship Lane is also close-by with numerous shops, cafes, bars and restaurants.

Internal viewing of this lovely family house is advised.

EPC: D | Council Tax Band: G

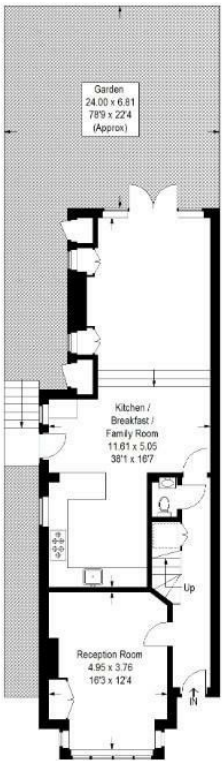


Floorplan

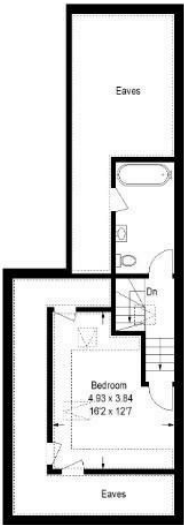
Woodwarde Road, SE22
Approximate Gross Internal Area
(Excluding Eaves)
181.3 sq m / 1951 sq ft



□ = Reduced headroom below 1.5 m / 5'0"



Ground Floor

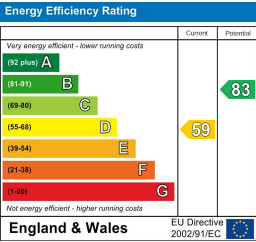


Second Floor



First Floor

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. (D1231612)



Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.