

**HARVEY &
WHEELER**
ESTABLISHED 1855

31 WOODWARDE ROAD
DULWICH SE22 8UN



An attractive 1920s mock Tudor semi-detached home with off street parking and a large mature rear garden, set on one of Dulwich's most sought-after roads. The property is ideally located for a range of highly regarded state and private schools, including Alleyn's, JAGS, Dulwich College, St Dunstan's College and Charter School.

Offered chain-free, the house extends to approximately 2,178 sq ft (202.3 sq m) and retains a wealth of period charm, including high ceilings, elegant cornicing, and bay windows, while providing generous and versatile living space throughout.

The ground floor features a welcoming reception room to the front enhanced by a wide bay window. To the rear, a stunning open-plan kitchen and dining area forms the heart of the home, complete with a central island and bi-fold doors opening seamlessly onto a south west facing paved terrace and large mature garden, perfect for entertaining. Additional benefits include a utility room, ground floor WC and useful under-stair storage.

On the first floor are four bedrooms, including one with an en suite, alongside a family bathroom. The second floor comprises a spacious fifth bedroom with en suite bathroom as well as a substantial eaves storage area.

Dulwich Park, along with the shops, cafés and restaurants of Dulwich Village and East Dulwich, are all within easy reach. Excellent transport links are nearby, with North Dulwich station offering regular services to London Bridge and Peckham Rye (for the Overground/Windrush line). Forest Hill station provides additional connections to London Bridge, Victoria and Canada Water via the Windrush line. Frequent bus routes run along Lordship Lane.

Chain free. Freehold. EPC rating D. Council Tax Band G.

ACCOMMODATION

- | | |
|----------------------------------|---|
| 5 Bedrooms | Reception room |
| 3 Bathrooms (2 en suites) | Open plan kitchen/dining and family room |
| Ground floor WC | Utility room |
| Front garden/driveway | South west facing rear garden |

£2,375,000





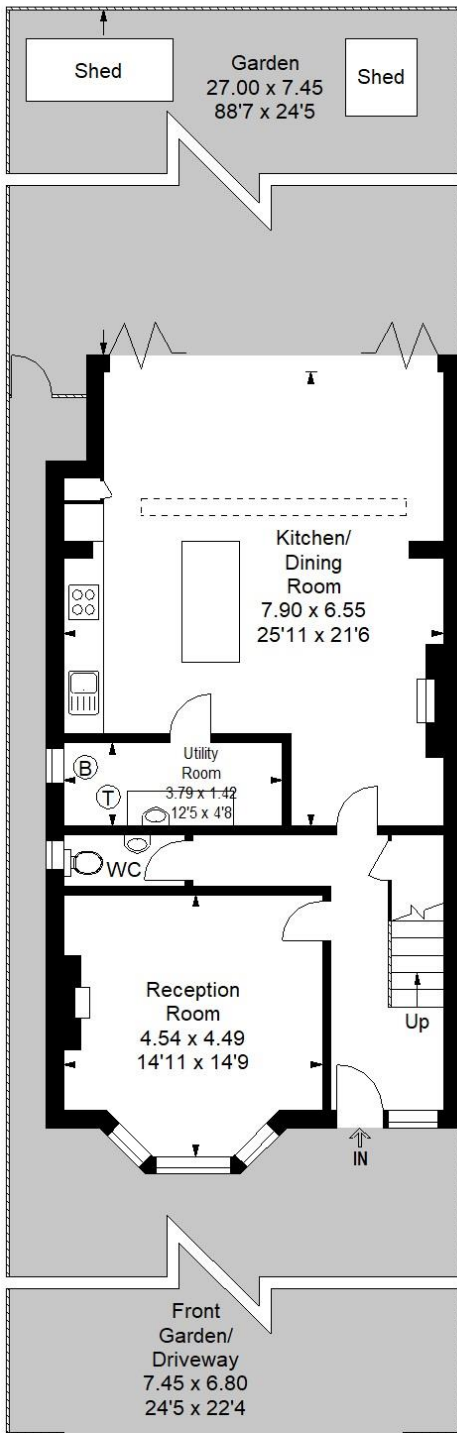




Woodwarde Road, SE22

Approximate Gross Internal Area = 188.87 Sq m / 2033 Sq ft
(Excluding Eaves)

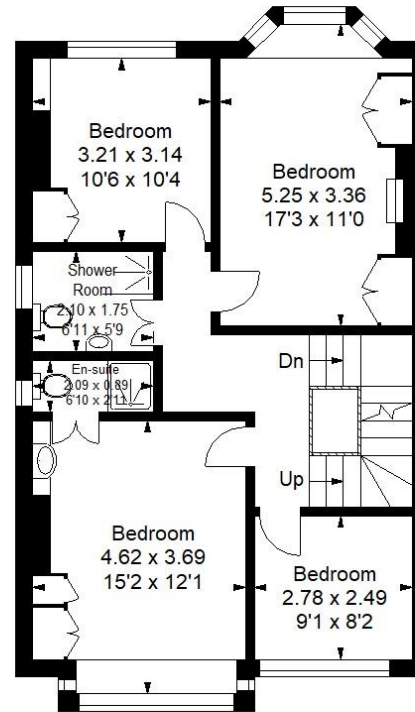
Total Area = 202.34 Sq m / 2178 Sq ft



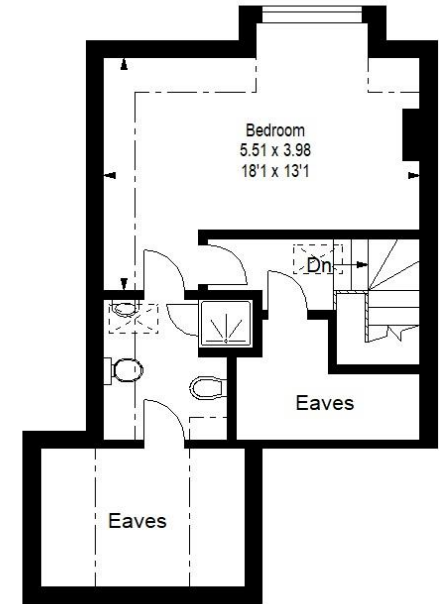
Ground Floor

= Reduced headroom below 1.5m / 5'0

= Sky Light



First Floor



Second 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.

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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