



Goodrich Road, SE22 | Offers In Excess Of £600,000

02087028222

eastdulwich@pedderproperty.com

pedder
We live local



In General

- Two double bedrooms
- Additional garden room/office
- Private garden
- Over 850 Sq Ft of internal space
- Potential to remodel
- Good condition throughout
- Private entrance
- Desirable, residential road
- Share of Freehold
- Viewings to start in January

In Detail

Charming, spacious and beautifully bright two bedroom period conversion with direct access onto a private garden on this desirable, residential road in East Dulwich, SE22.

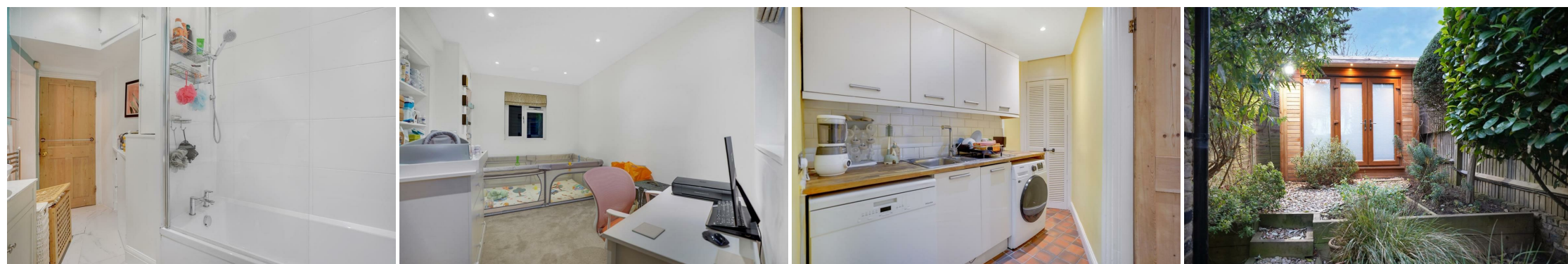
Located on the junction of Goodrich Road and Dunstons Road - there are a choice of excellent parks and green spaces including Dulwich Park and Peckham Rye Park as well as strong primary schools. There are a host of independent shops, bars, restaurants and coffee shops nearby on Lordship Lane, North Cross Road and Forest Hill Road.

There are strong transport links into The City and West End from East Dulwich station (1.2 miles), Forest Hill (1.3 miles) and Honor Oak Park (1.2 miles) as well as bus/cycle routes through the neighbouring Dulwich Village, Herne Hill and Denmark Hill.

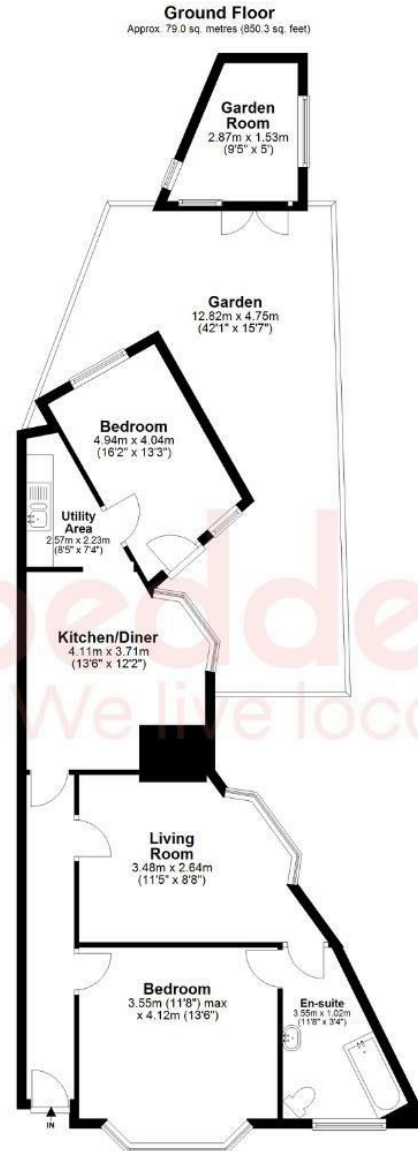
Boasting over 850 Sq Ft of internal space which has been lovingly maintained by the current owner - there is an additional garden room/office; ideal for those working from home.

There is an 11x8 ft separate reception room adjacent to the 13x11 ft bay-fronted principal bedroom that enjoys a jack-and-jill access to a family bathroom. Along the hall is a 13x12-ft eat-in kitchen-diner attached to a useful utility room and the comfortable second bedroom. The 42-ft private garden is landscaped with some mature beds and leads down to the Scandi-style garden room.

EPC: D | Council tax band: C | Share of Freehold | Lease: 999 years remaining | GR: £0 | SC: £0 | BI: approx. £579 pa



Floorplan



Total area: approx. 79.0 sq. metres (850.3 sq. feet)

Copyright www.pedderproperty.com 2024. These plans are for representation purposes only as Defined by RICS - Code of Measuring Practice. Not drawn to scale. windows and door measurements are approximate. please check dimensions, shapes and compass bearings before making any decisions reliant upon them.

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
61-81) B			
49-60) C			
35-48) D		65	76
21-34) E			
11-20) F			
1-10) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.