

Goodrich Road, East Dulwich, London, SE22

4 2 2

£1,400,000 *Freehold*

Set over several floors, the property retains the character and sense of space associated with a Victorian home, while offering the practical layout and amenities required for modern family living. The house provides four well-proportioned double bedrooms, making it particularly well suited to families, those working from home or anyone looking for additional space for guests and hobbies.

KEY FEATURES

- Four generous double bedrooms
- Spacious Victorian terraced family home
- Large double reception room
- High ceilings and period character
- Modern kitchen-diner
- Direct access to a private rear garden





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At the heart of the ground floor is a large double reception room, featuring high ceilings and an abundance of natural light. The generous proportions create a versatile space that can comfortably accommodate separate sitting and dining areas, while the period character provides an attractive backdrop for both everyday family life and entertaining.



To the rear, the property benefits from a modern kitchen-diner, designed as a more informal and sociable living space. With direct access to the private rear garden, the kitchen and garden work particularly well together during the warmer months, providing an ideal setting for family meals, entertaining and outdoor play.

Upstairs are the four double bedrooms, alongside a large family bathroom, providing ample accommodation for a family without compromising on living space. The property also offers considerable scope for future adaptation or improvement, subject to the necessary consents, making it a home with plenty of room to grow alongside its occupants.

The location is a major attraction. Situated moments from Goodrich Primary School, the house is particularly well placed for families with young children. The surrounding area offers a fantastic selection of independent shops, cafés, restaurants and local amenities, while the open spaces of Peckham Rye Park and Dulwich Park are both easily accessible and provide excellent opportunities for walking, running, cycling and family days out.



Transport links are also convenient, with East Dulwich station providing services towards London Bridge, while Peckham Rye and Honor Oak offer access to the wider London Overground network. The combination of excellent transport, green spaces, schools and the vibrant East Dulwich neighbourhood makes this a highly desirable location for family life.

Overall, Goodrich Road is a substantial and characterful Victorian family home, offering four genuine double bedrooms, generous reception space, a modern kitchen-diner, private garden and excellent potential for the future. With its peaceful residential setting yet close proximity to schools, parks, transport and the amenities of East Dulwich.

MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band: E

EPC rating: D

Mobile phone coverage:

EE (Good outdoor and variable in-home)

Three (Good outdoor and variable in-home)

O2 (Good outdoor and in-home)

Vodafone (Good outdoor and variable in-home)

(Potential purchasers are advised to seek their own advice as to the suitability of the services and mobile phone coverage, the above is for guidance only.)

Flood Risk: Very low risk of surface water flooding / Very low risk river and sea flooding **(Information supplied by gov.uk and tenants are advised to seek their own legal advice)**

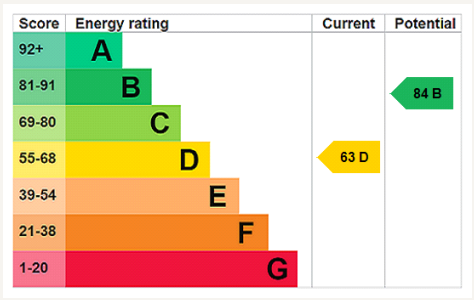
Available Broadband - Full Fibre Broadband

Floor plan: Whilst every attempt has been made to ensure accuracy, all measurements are approximate and not to scale. The floor plan is for illustrative purposes only.









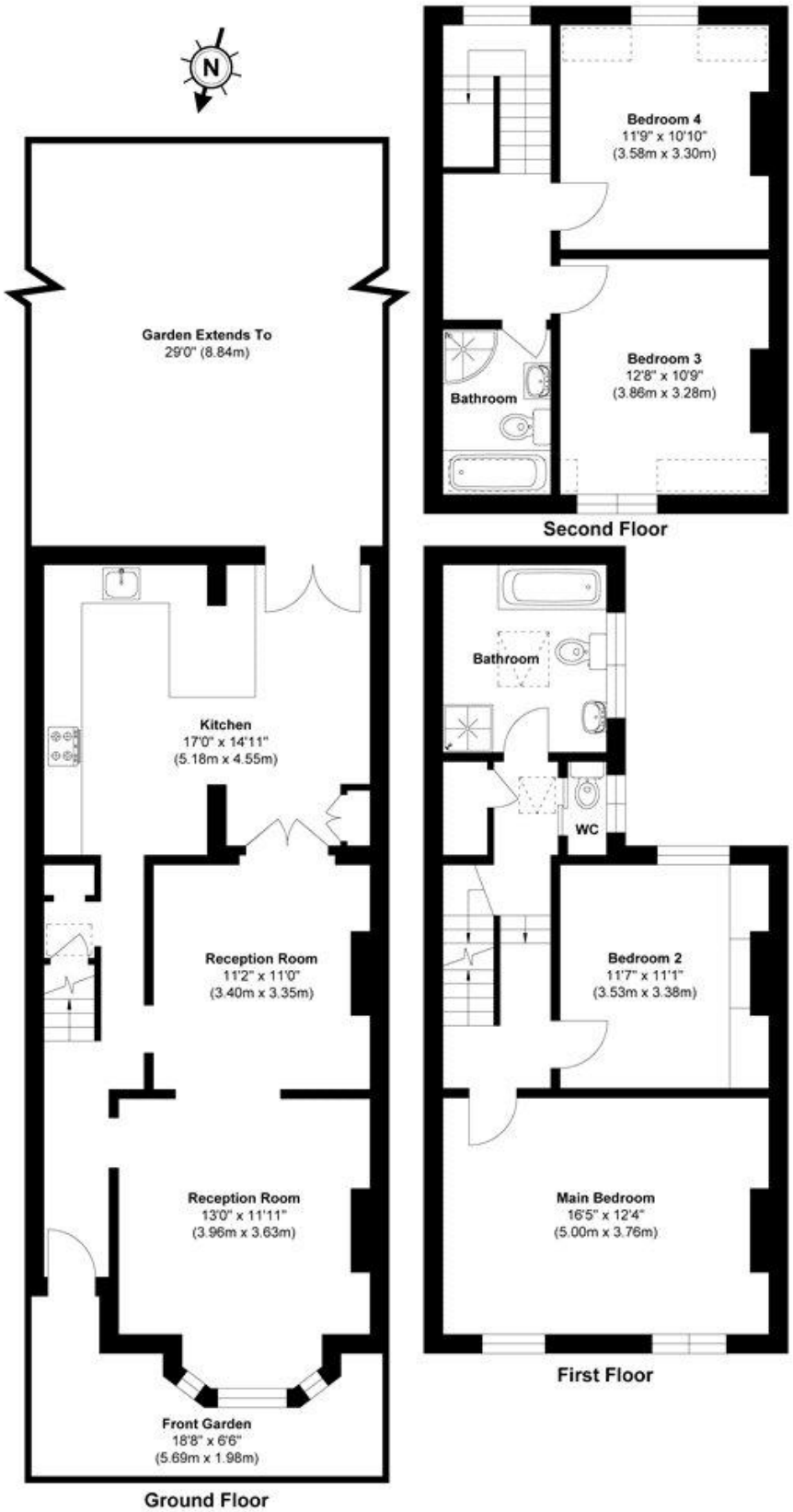
For more information, scan the QR code or visit the link below

https://www.winkworth.co.uk/sale/property/DUL150965



Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Goodrich Road



Approx. Gross Internal Floor Area 1579 sq.ft / 146.70 sq. m

Illustration for identification purposes only, measurements approximate, not to scale

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