

Woodwarde Road, London, SE22

£1,700,000 *Freehold*

6 2 2

Situated on the ever-popular Woodwarde Road, this substantial six-bedroom Edwardian home offers an abundance of space, natural light and original period charm, making it an ideal opportunity for families looking to create their forever home.

Extending to approximately 2,000 sq. ft., including the eaves space, or 1,775 sq. ft. excluding it, the property provides generous and versatile accommodation arranged over three floors. The house comprises six well-proportioned bedrooms, two bathrooms and two reception rooms, offering plenty of flexibility for modern family living, home working and entertaining.

KEY FEATURES

- Substantial Edwardian family home extending to approximately 2,000 sq. ft. including eaves space (1,775 sq. ft. excluding eaves).
- Six well-proportioned bedrooms arranged over three floors.
- Separate kitchen and breakfast room with direct access to the rear garden.
- Sought-after East Dulwich location, moments from Lordship Lane, excellent local schools, green spaces and transport links.





Dulwich

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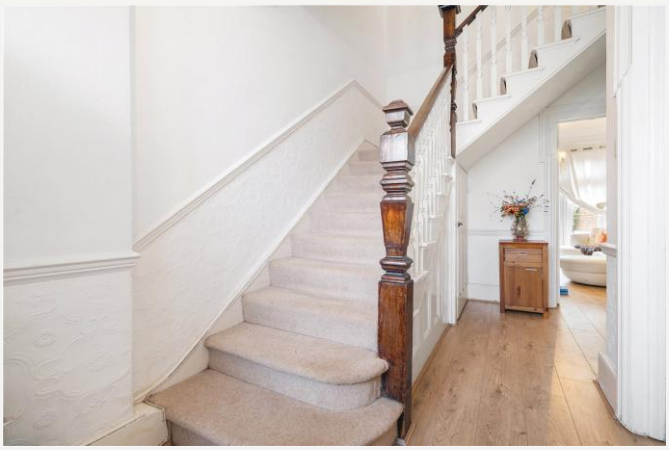


The ground floor offers two reception rooms, each benefiting from the character and charm associated with the Edwardian era. Original fireplaces throughout the property provide attractive period features and a wonderful sense of history, while the abundance of natural light creates a bright and welcoming atmosphere.

To the rear, a separate kitchen and breakfast room provide a practical and sociable space for everyday family life, with direct access onto the large rear garden. The garden offers excellent outdoor space for entertaining, relaxing and enjoying the warmer months, as well as plenty of potential for those looking to further enhance the property.

Arranged over three floors, the upper levels provide six bedrooms and two bathrooms, offering excellent accommodation for a growing family or those requiring additional space for guests, study or hobbies. The additional eaves space further enhances the versatility of the home.

While the property is perfectly liveable, it presents an exciting opportunity for a new owner to put their own stamp on it, updating and personalising the accommodation to suit their individual tastes and requirements, while retaining and celebrating its wonderful Edwardian character.



Woodwarde Road is ideally positioned for the excellent amenities of nearby Lordship Lane, one of East Dulwich's most popular destinations. Here you will find an eclectic selection of independent shops, cafés, restaurants, pubs and everyday conveniences, creating a vibrant village atmosphere. The property is also located close to the popular Dulwich Village.

For those who enjoy the outdoors, the property is well placed for a number of excellent green spaces, including Dulwich Park, Brockwell Park and Peckham Rye Park, all offering beautiful surroundings for walking, exercising and spending time with family and friends. The nearby Horniman Museum and Gardens also provides a wonderful local attraction, with its fascinating collections, gardens and regular exhibitions.



The area is particularly well suited to families, with a selection of well-regarded local schools within easy reach, adding to the appeal and convenience of this desirable residential location.

Transport connections are also well catered for, with North Dulwich and East Dulwich railway stations providing convenient services into central London and beyond. Forest Hill Overground station is also accessible, offering further connections across the capital. In addition, a number of local bus routes serve the surrounding area.

MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band: G

EPC rating: E

Mobile phone coverage:

EE (Good outdoor and variable in-home)

Three (Good outdoor and variable in-home)

O2 (Good outdoor and variable in-home)

Vodafone (Good outdoor and 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:

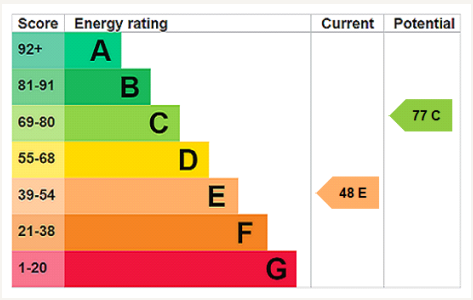
Full Fibre Broadband

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.



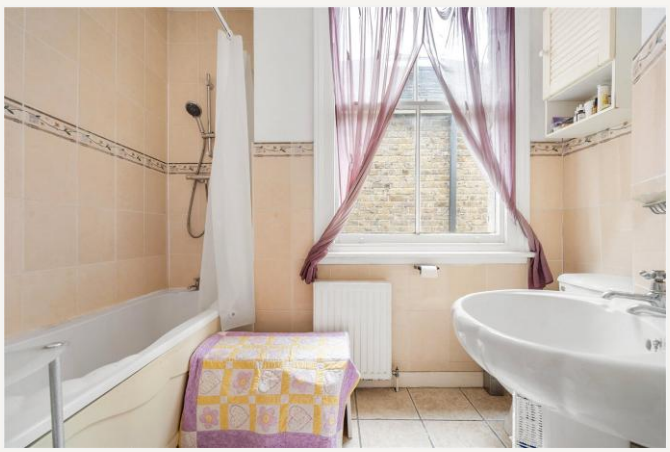




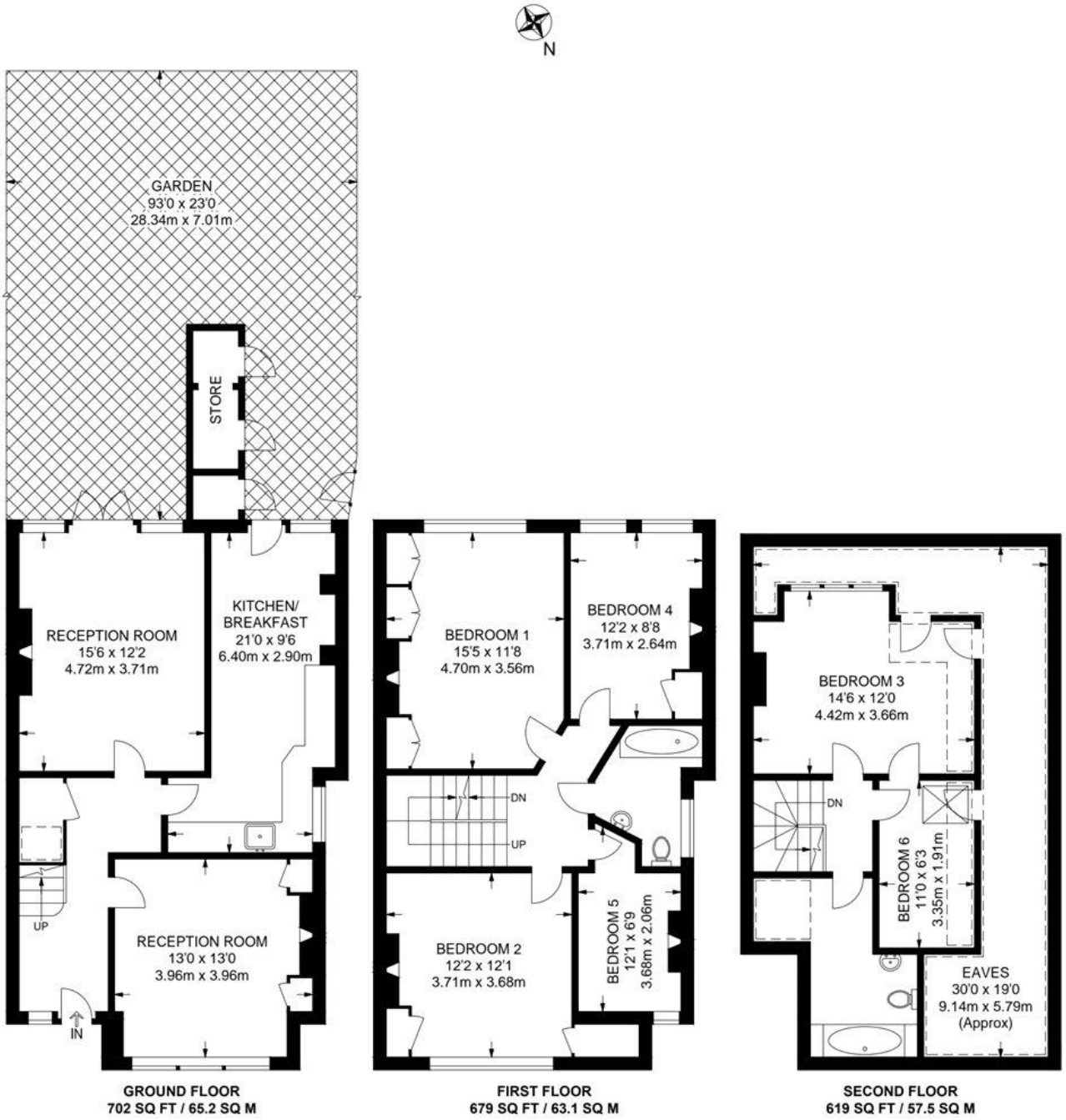


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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



APPROXIMATE GROSS INTERNAL AREA WITH EAVES: 2000 SQ FT / 185.8 SQ M
APPROXIMATE GROSS INTERNAL AREA WITHOUT EAVES: 1775 SQ FT / 164.9 SQ M

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