



GOODRICH ROAD, EAST DULWICH, LONDON, SE22
OIEO £1,300,000 FREEHOLD

ONE OF THE MOST STUNNING THREE BEDROOM HOMES IN SE22.

Dulwich | 020 8299 2722 | dulwich@winkworth.co.uk

Tenure Freehold | Council Tax Band D – London Borough of Southwark |
 EPC Rating D

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DESCRIPTION:

This exceptional family home is offered to the market in remarkable condition. The property boasts a stunning open-plan, split level ground floor, with a full width staircase leading down from the reception room to the kitchen and family dining area. The fully extended kitchen is extensively fitted with high-end Pronorm units, Wolf and Miele built in appliances and underfloor heating and has a separate utility room/WC. The kitchen boasts impressive 10-12ft ceilings and is flooded with natural light due to the amazing floor to ceiling glass sliding doors that lead out to a beautifully landscaped garden. Boasting a wonderful combination of period and modern, the property caters to a wide range of discerning buyers who are looking for the modern comforts, whilst embracing the original charm these properties were once built with. The first floor comprises a stunning family bathroom to the rear, complete with Bette bath and separate walk-in rain shower. Two double bedrooms are found on the first floor, the principal bedroom boasting built in wardrobes. The loft has been creatively extended to provide a stunning en-suite bedroom with a separate dressing room and has amazing views from Vauxhall all the way across to Greenwich from its full width, panoramic window. The property is perfectly situated to benefit from being in the catchment areas for outstanding local primary schools (Heber and Harris) and secondary schools (Charter East) as well as being a short stroll from Dulwich Park and the bars, restaurants, shops and cinema on Lordship Lane. This is a wonderful house in a superb location. Transport links are provided via East Dulwich for direct services to London Bridge and Peckham Rye, Denmark Hill for the London Overground, or a short bus ride to Forest Hill for the East London line.

AT A GLANCE

- Three-Bedrooms
- Landscaped Garden
- Extended Kitchen
- Extended Loft Room
- Close To Outstanding Schools
- Excellent Transport Links







This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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