



**HARVEY &
WHEELER**
ESTABLISHED 1855

30 WOODWARDE ROAD
DULWICH, SE22 8UJ



A distinguished detached double fronted Edwardian house of exceptional character and elegance, set along one of the most sought-after tree-lined roads between Dulwich Village and East Dulwich.

Extending to approximately 3,212 sq ft/ 298 sq m, or 3,586 sq ft/ 333 sq m including eaves storage and garden studio, this impressive family home seamlessly combines original period features and generous proportions with a carefully considered array of modern comforts, creating an exceptional blend of elegance, versatility and contemporary living.

At the heart of the principal accommodation is a magnificent dual-aspect double reception room, flooded with natural light and featuring two fireplaces and an attractive front bay window creating an elegant and inviting setting for both formal entertaining and relaxed family life. A further reception room with French doors opening onto the rear garden provides additional flexibility and a more informal retreat. The spacious kitchen/dining room featuring underfloor heating, air-conditioning and a Quooker tap, forms a superb social hub with ample space for family dining and entertaining, leading through to a separate utility room and WC, providing convenience for everyday living.

Upstairs, the accommodation comprises five well-proportioned double bedrooms, all benefiting from air-conditioning, two bathrooms, a shower room, an additional WC and a spacious study/sixth bedroom.

The sense of space continues outdoors, where a well-maintained rear garden with an integrated irrigation system provides a private and tranquil setting. A large and stylish garden room, featuring underfloor heating and near full-length bi-fold doors, creates a superbly versatile additional space, equally suited to a home office or meeting room, gym, studio or annexe. Further practical features include a dedicated bike shed with green roof as well as an EV car charger, reflecting the property's blend of period sophistication and modern-day convenience.

Ideally positioned, the property enjoys easy access to an excellent selection of highly regarded state and independent schools, including Alleyn's, James Allen's Girls' School and Dulwich College. The vibrant amenities of Dulwich Village and Lordship Lane are within easy reach, while Dulwich Park and Dulwich Picture Gallery provide a wealth of green space and cultural attractions nearby. Transport connections are excellent, with bus services along Lordship Lane and North Dulwich station providing direct services to London Bridge. Peckham Rye station also offers access to the Windrush Line, providing further connections across London.

Offered chain-free. Freehold. EPC Rating E. Tax Band G.

ACCOMMODATION

6 Double bedrooms	Dual aspect double reception room
3 Bathrooms (1 en suite)	Family room
2 Separate WCs	Kitchen/dining room & utility room
Partial underfloor heating	Large garden room
Partial air-conditioning	Rear garden with integrated irrigation system
Cellar & eaves storage	Bike shed with green roof & EV car charger

£3,300,000









Woodwarde Road, SE22

Approximate Gross Internal Area = 298.40 Sq m / 3212 Sq ft
(Excluding Eaves/ Garden Studio)

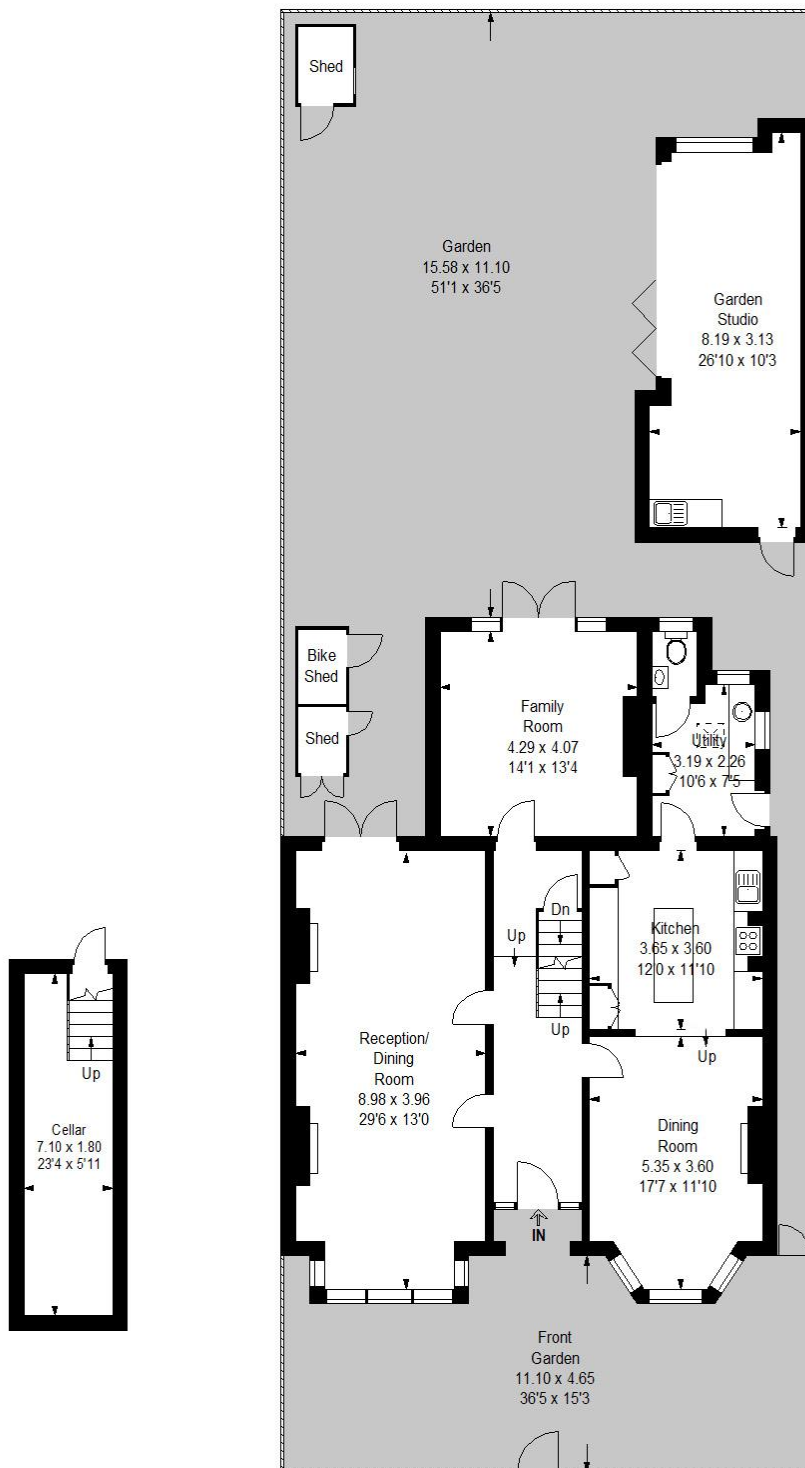
Eaves = 11.24 Sq m / 121 Sq ft

Garden Studio = 23.50 Sq m / 253 Sq ft

Total Area = 333.14 Sq m / 3586 Sq ft

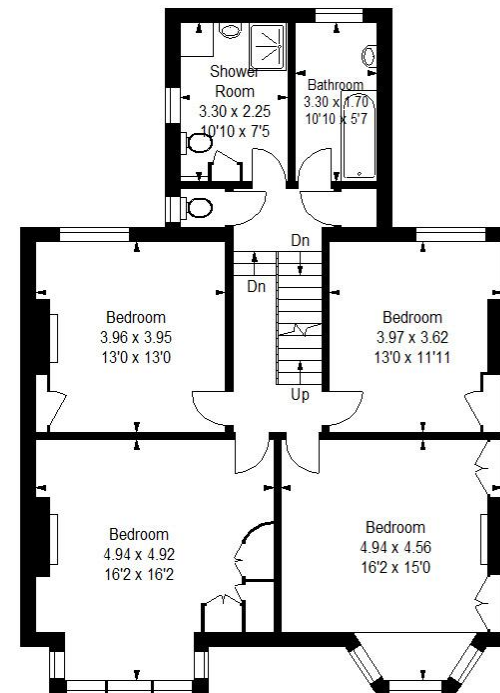
 = Reduced headroom below 1.5m / 5'0

 = Sky Light

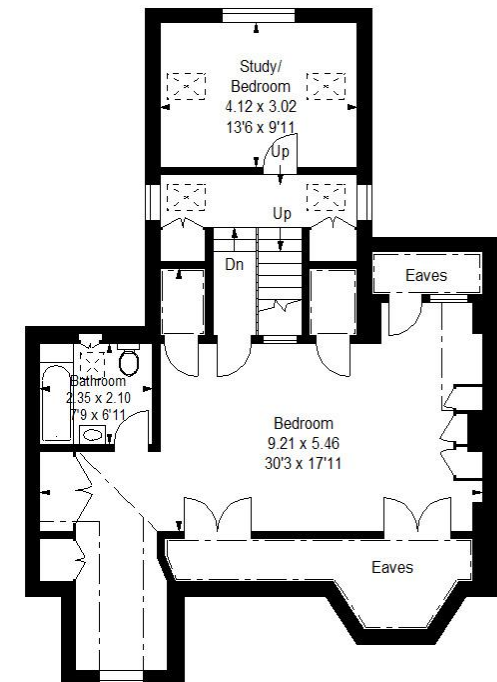


Cellar

Ground Floor



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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