

**HARVEY &
WHEELER**
ESTABLISHED 1855

87 WOODWARDE ROAD
DULWICH, SE22 8UL



A well presented Edwardian semi-detached five bedroom house, situated on one of Dulwich's most sought-after tree-lined roads.

The property retains many original features, including a stained glass front door, elegant rear French doors, decorative cornicing, cast-iron fireplaces, and high ceilings. Extending to approximately 2,178 sq ft (202 sq m), the property also benefits from a thoughtfully designed loft extension. There is scope to further extend the property, subject to the necessary planning consents.

The ground floor offers a welcoming entrance hallway leading to a bright dual-aspect reception room with fitted storage and a well-appointed kitchen, both enhanced by an ornate fireplace. To the rear, a reception room with stained glass windows and a French door opening onto a south-facing paved patio and garden, create a seamless indoor-outdoor living space. A utility room with side access and a separate WC complete this level.

On the first floor, there are three double bedrooms, two featuring period fireplaces, alongside a family bathroom with a dedicated utility area for a washing machine and dryer and a separate WC. The principal bedroom is on the second floor complete with a fitted wardrobe and well-proportioned en suite shower room. The fifth double bedroom is on this floor along with ample storage in the eaves.

Ideally located, the property is within easy reach of an excellent selection of both state and private schools, including Alleyn's, JAGS, and Dulwich College. The shops and restaurants of Dulwich Village and Lordship Lane are close by, as well as Dulwich Park and Dulwich Picture Gallery. Transport links are excellent, with North Dulwich station providing direct services to London Bridge, and connections at Peckham Rye to the Windrush Line.

Chain free. Freehold. EPC Rating E. Tax Band G.

ACCOMMODATION

5 Bedrooms

Family bathroom

En suite bathroom

Utility room and WC on ground floor

Dual aspect kitchen/reception room

Separate reception room

Period features

South facing rear garden (79 ft / 24 m long)

£2,250,000










Woodarde Road, SE22


Approximate Gross Internal Area = 202.34 Sq m / 2178 Sq ft
(Excluding Eaves/ External Storages)

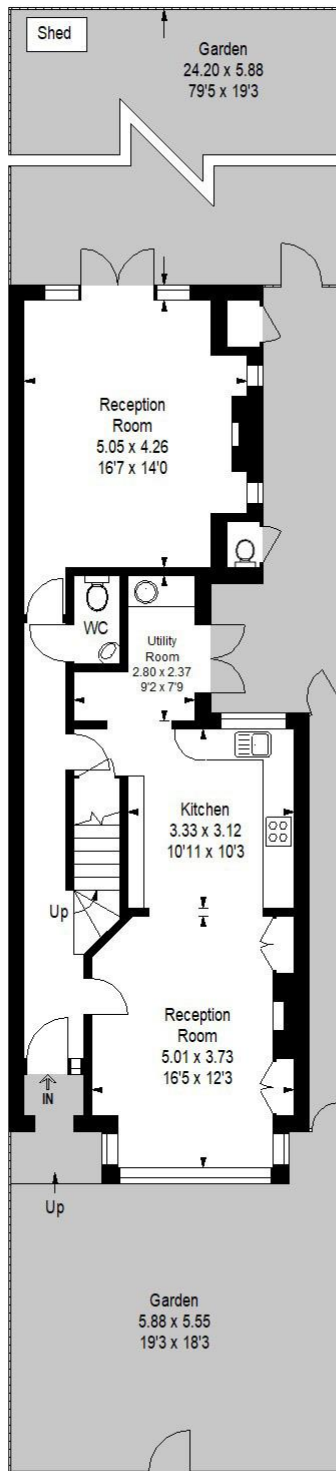
External Storages = 1.30 Sq m / 14 Sq ft

Eaves = 12.26 Sq m / 132 Sq ft

Total Area = 215.90 Sq m / 2324 Sq ft

 = Reduced headroom below 1.5m / 5'0

 = Sky Light



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

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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

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