

**HARVEY &  
WHEELER**  
ESTABLISHED 1855

93 WOODWARDE ROAD  
DULWICH SE22 8UL



A beautifully curated five-bedroom Edwardian semi-detached home, thoughtfully redesigned by its current owner to combine period elegance with stylish, contemporary indoor - outdoor family living.

The house retains a wealth of original features including a stained glass front door, rear French doors, decorative cornicing, a cast-iron fireplace and high ceilings. It extends to approximately 1,922 sq ft (179 sq m), excluding a garden studio (237 sq ft / 22 sq m) and additional loft space (247 sq ft / 23 sq m) which may offers potential to create a sixth bedroom subject to necessary consents.

The ground floor strikes a fine balance between architectural character and versatile modern living, ideal for both entertaining and relaxed family life. A dual aspect reception room and kitchen features an elegant wide seated bay window and gas wood burner to the front, while to the rear, an impressive drawing room opens onto the south-facing paved patio and stunning garden, creating seamless indoor - outdoor flow. Practicality is thoughtfully considered with a utility/boot room, separate WC, and direct access to the side passageway. Wood flooring runs throughout, complemented by external storage and a garden room, offering a flexible space for a home office, gym, or guest suite.

The first floor offers three double bedrooms with fitted wardrobes, a fourth bedroom and a family bathroom with freestanding bath, walk-in shower and underfloor heating. The second floor hosts the fifth large bedroom, a shower room (also with underfloor heating), eaves storage and access to additional loft space.

Situated on a popular tree-lined residential road, the property is superbly positioned for an excellent selection of both state and private schools, including Alleyn's, JAGS and Dulwich College. The amenities of Dulwich Village and East Dulwich are within easy reach.

The nearest railway station is North Dulwich offering direct services to London Bridge, with connections at Peckham Rye for the Windrush Line. The bus stops, shops and restaurants in Lordship Lane are all conveniently close. Both Dulwich Park and Dulwich Picture Gallery are also nearby.

Freehold. EPC Rating D. Tax Band G.



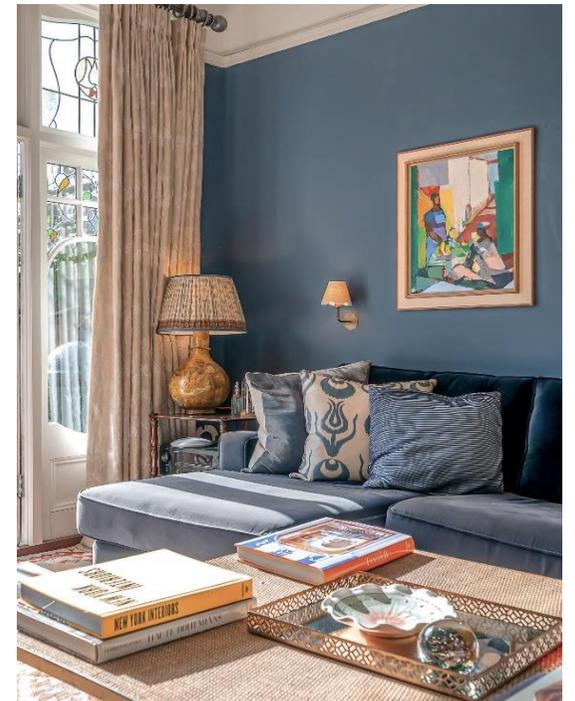
#### ACCOMMODATION

- |                            |   |
|----------------------------|---|
| 5 Bedrooms                 | Spacious dual aspect reception room/kitchen |
| 2 Bathrooms                | Impressive drawing room                     |
| Bespoke built-in wardrobes | Stunning, mature south-facing rear garden   |
| Utility/boot room and WC   | Eaves storage, loft space and garden studio |

£2,350,000









# Woodwarde Road, SE22

Approximate Gross Internal Area = 170.09 Sq m / 1831 Sq ft

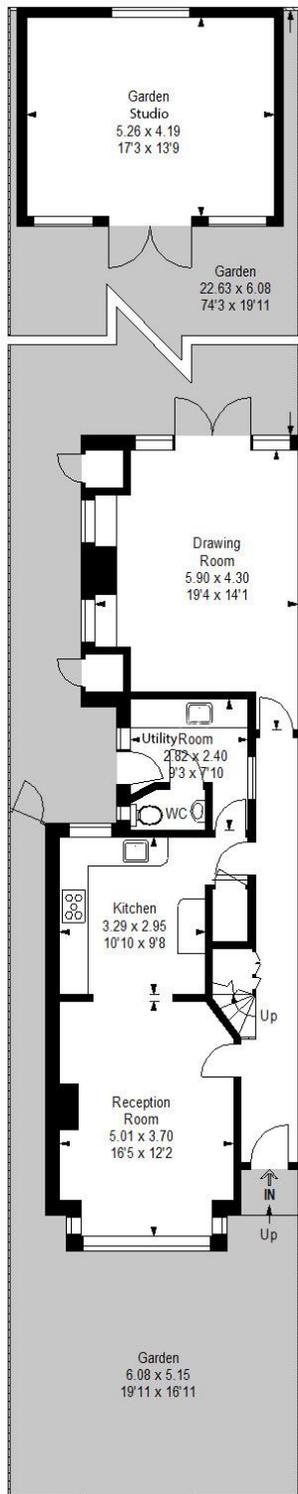
Eaves Storages = 7.62 Sq m / 82 Sq ft

External Storages = 0.84 Sq m / 9 Sq ft

Garden House = 22.02 Sq m / 237 Sq ft

Total Area = 200.57 Sq m / 2159 Sq ft

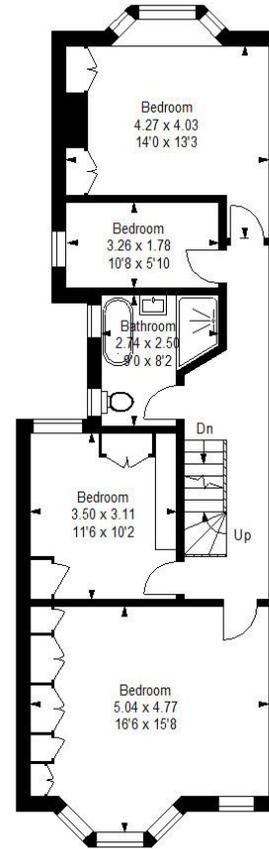
Loft Space = 22.95 Sq m / 247 Sq ft (Not Included In Total)



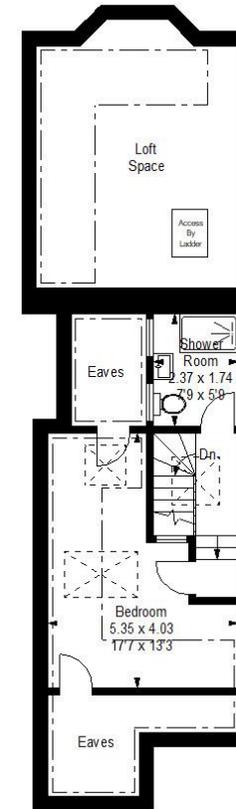
Ground Floor

= Reduced headroom below 1.5m / 5'0

= Sky Light



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](http://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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