



**Goodrich Road,
East Dulwich
SE22**





A fantastic four-bedroom family home located on a quiet residential East Dulwich road close to the local shops and amenities of Lordship lane as well as Dulwich Village.

Set on one of East Dulwich's most desirable roads, this beautifully presented Victorian four bedroom family home offers a stunning mix of period charm and modern day living.

A spacious front aspect double reception room includes typical high ceilings and a large bay window allowing plenty of natural light to flood through. To the rear is a light and bright, open plan modern fitted kitchen entertaining area with french doors opening up onto the pretty south-facing garden.

Spread across the first and second floors are four bright and airy bedrooms with ample bespoke fitted wardrobes and storage space. Both floors benefit from a family bathroom as well as an ensuite on the top floor.



Approximate Gross Internal Area
 Ground Floor = 60.5 sq m / 651 sq ft
 First Floor = 49.4 sq m / 532 sq ft
 Second Floor = 27 sq m / 291 sq ft
 (Excluding Reduced Headroom)
 Reduced Headroom = 5.4 sq m / 58 sq ft
 Total = 142.3 sq m / 1532 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



Location

Nearby are multiple sought after Schools such as Heber, and Harris Academy. There are also many popular Secondary Schools such as Alleyn's, James Allen's and Harris Boys Academy.

The ever popular Lordship Lane is also close by with its ever increasing range of quality boutiques, bars and independent restaurants, as well as a fantastic Picture House. The open spaces and facilities of Dulwich and Peckham Rye Parks are also close by.

Excellent transport links are available with regular bus services in to central London and the surrounding areas and train services in to London from Peckham Rye (1.5 miles), Denmark Hill (1.5 miles), East Dulwich (0.9 miles) and North Dulwich (0.8 miles) stations.

All distances are approximate.

Tenure

Freehold

EPC

C

Guide price

The guide price is available on request

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We would be delighted to tell you more.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated August 2021. Photographs and videos dated August 2021.

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