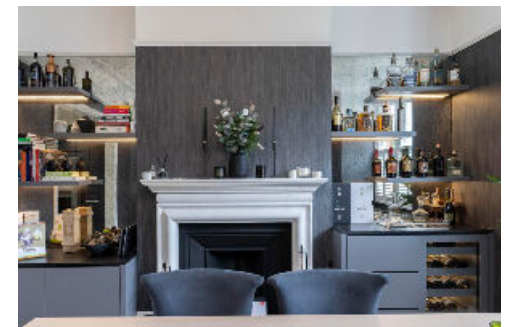




Woodwarde Road, Dulwich Village SE22



A wonderful
semi detached
family home in
the heart of
Dulwich Village.



Description

In beautiful condition throughout, this recently updated Edwardian four / five bedroom semi-detached family home offers plenty of living and bedroom accommodation in the heart of Dulwich Village with a secluded south west facing garden and a sizeable cellar.

The inviting entrance hall leads to an inviting front aspect reception room and opens in to a fantastic modern kitchen and utility area in the middle of the house. There is also an enchanting rear aspect reception room that opens on to the south west-facing garden.

Spread across the upper floors are four well proportioned, bright and airy bedrooms and an additional room currently used as a dressing room that could act as a nursery. Both the first and second floor offer a contemporary bathroom suite.

Location

The property is ideally located within close proximity of both Dulwich Village and East Dulwich. The area's excellent schools including Dulwich Hamlet Junior School, Alleyn's School, James Allen's Girls' School and The Charter School.

North Dulwich railway station is 0.5 miles away from the property. Furthermore, bus routes in to central London are available from nearby Lordship Lane.

All distances are approximate.

Tenure

Freehold

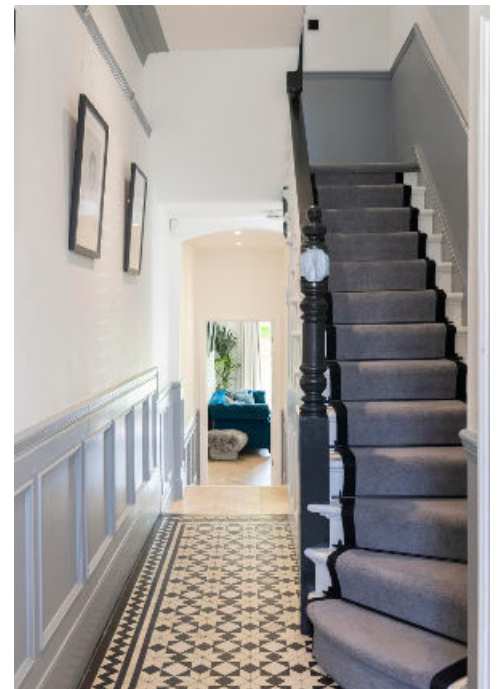
Council Tax Band

G

EPC

D







Approximate Gross Internal Area = 161.7 sq m / 1741 sq ft
 Cellar = 95.1 sq m / 1025 sq ft
 WC / Boiler Room = 3.4 sq m / 37 sq ft
 Eaves Storage = 25.0 sq m / 269 sq ft
 Total = 256.2 sq m / 2758 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.

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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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated July 2022. Photographs and videos dated July 2022.

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