



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

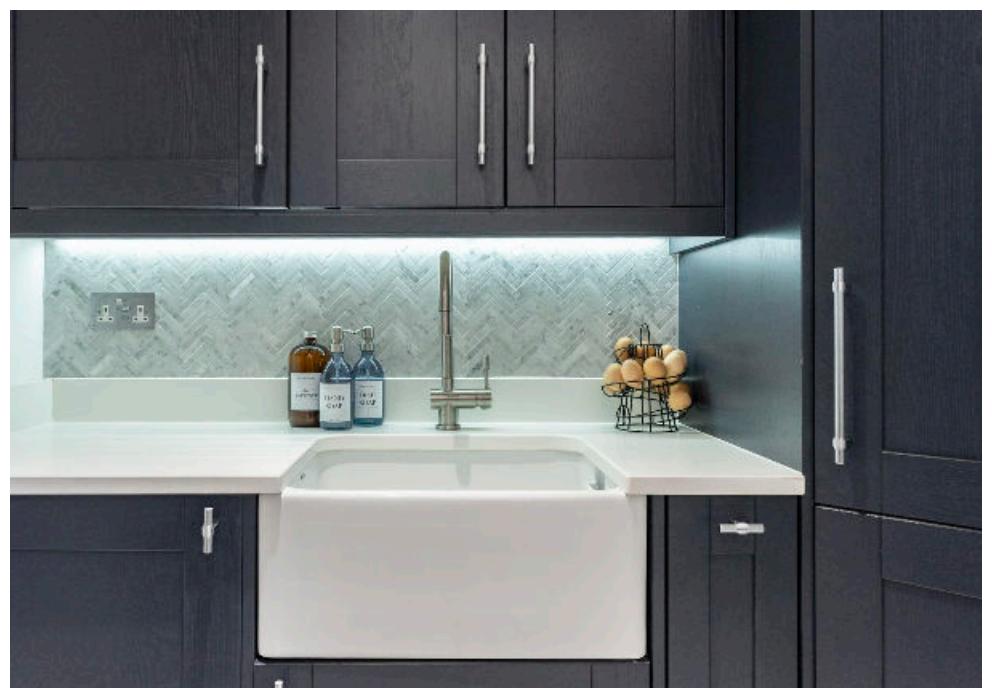
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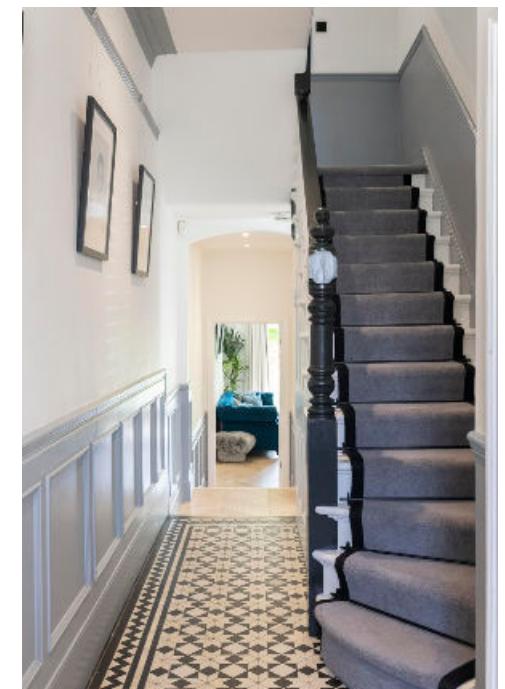
## Council Tax Band

G

## EPC

D







Approximate Gross Internal Area = 161.7 sq m / 1741 sq ft  
Ceil = 66.1 sq m / 711 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.

Knight Frank

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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 July 2022. Photographs and videos dated July 2022.  
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