



Woodwarde Road, Dulwich Village **SE22**





Description

Meticulously updated to an exquisite standard throughout, this perfectly presented family home in the heart of Dulwich Village also has a secluded south facing garden.

With no expense spared, this property has been lovingly remodelled from top to bottom with a new roof and every floor, ceiling, window and door replaced.

The house offers an excellent balance between family living space and bedroom accommodation and blends period features with modern design.

Underfloor heating can be found throughout the ground floor with an enchanting formal reception to the front, a library/study in the middle and a 'wow' factor to the rear - an exceptional open plan Bulthaup kitchen /entertaining area with a well-equipped utility room. Impressive sliding doors frame the view of the 100 foot south facing garden which has been landscaped with lighting and Yorkstone paving.

The upper floors have been reconfigured to offer four bedrooms and three bathrooms. The master bedroom has a raised ceiling height and en suite bathroom.

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 (0.3 miles), Alleyn's School (0.5 miles), James Allen's Girls' School (0.5 miles) and The Charter School (0.7 miles).

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

EPC: G

Council Tax Band: G

Local Authority: Southwark Council and The Dulwich


Estate Scheme of Management

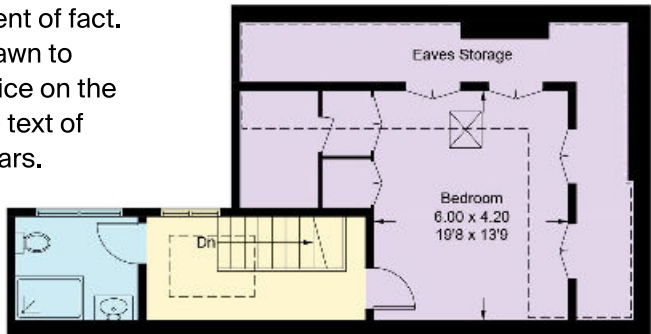




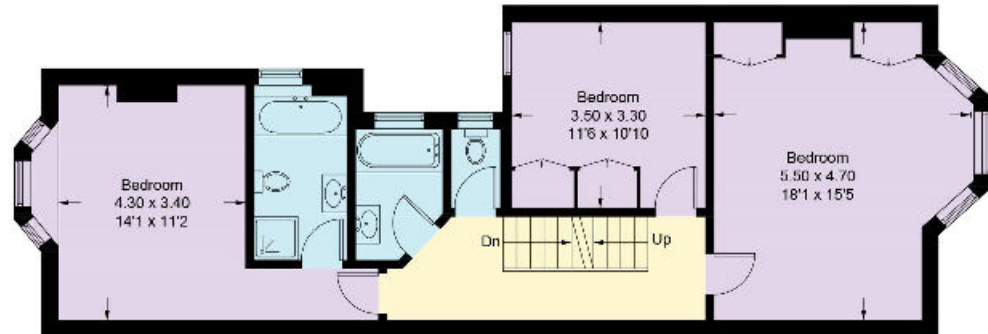


This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

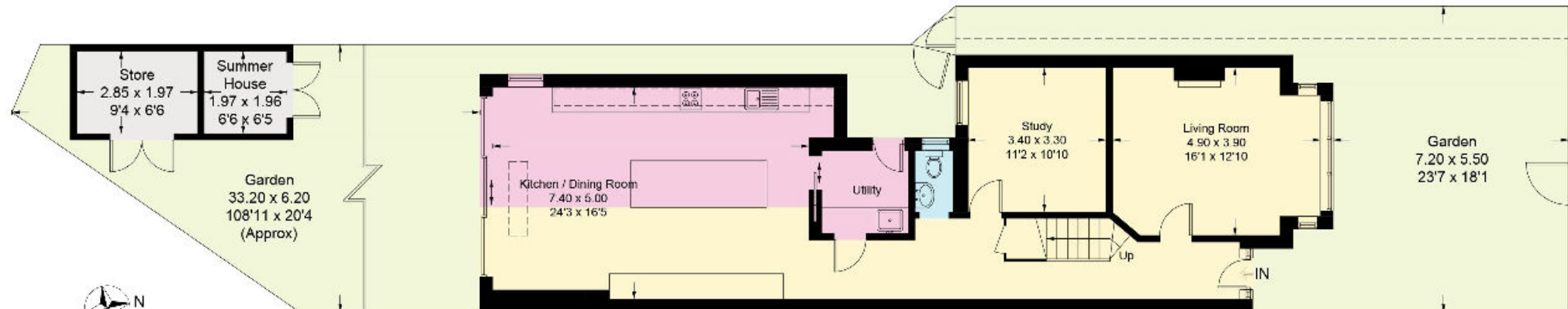
 = Reduced headroom below 1.5m / 5'0"



Second Floor



First Floor



Ground Floor

Approximate Gross Internal Area = 195.9 sq m / 2109 sq ft
 (Excluding Reduced Head Room / Eaves Storage)
 Outbuildings = 9.9 sq m / 106 sq ft
 Eaves Storage / Reduced Head Room = 20.5 sq m / 221 sq ft
 Total = 226.3 sq m / 2436 sq ft

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