



Goodrich Road, East Dulwich **SE22**

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## Description

This attractive four-bedroom Victorian family home with a pretty south facing rear garden is set in the highly desirable East Dulwich area.

Blending a wealth of period features with elegant interior decor, the welcoming entrance hall leads to a double-length reception room with a wonderful feature fireplace and wood burner.

To the rear of the property is a bright kitchen entertaining area flooded with natural light and plenty of space. French doors provide access on to the sunny rear garden with a well placed pergola, perfect for al-fresco dining!

Spread across the upper floors are four well proportioned, bright and airy bedrooms with a family bathroom on the first floor and a well appointed en suite on the second floor.

## Location

Nearby are multiple sought after schools such as Heber Primary School, Harris Primary Academy and Goodrich Primary. There are also many popular secondary schools such as Charter School East Dulwich and Alleyn's and JAGS.

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 rail services in to London from North Dulwich (0.9 miles), East Dulwich (0.9 miles), Peckham Rye (1.5 miles) and Denmark Hill (1.6 miles). All distances are approximate.

**Tenure: Freehold**

**EPC: [TBC]**

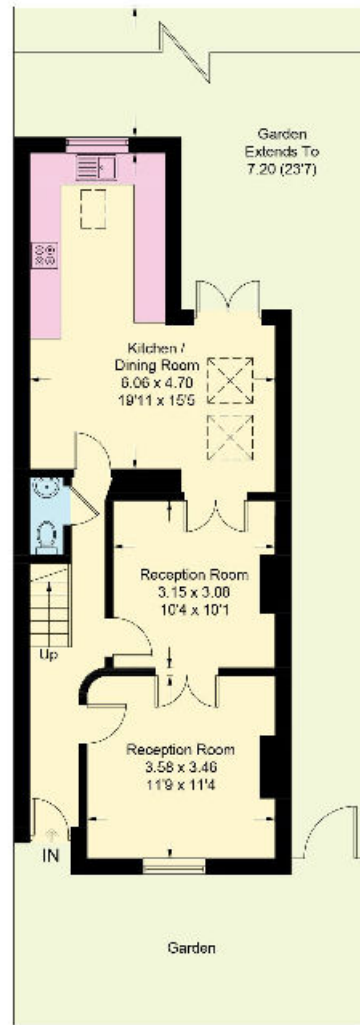
**Council Tax Band: E**

**Local Authority: Southwark Council**

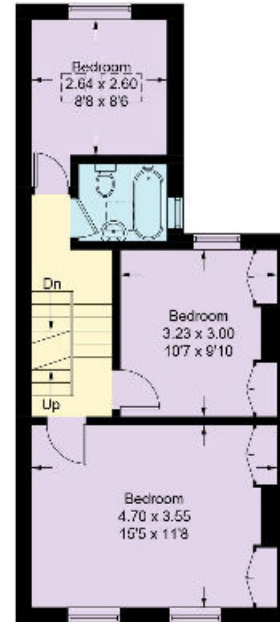




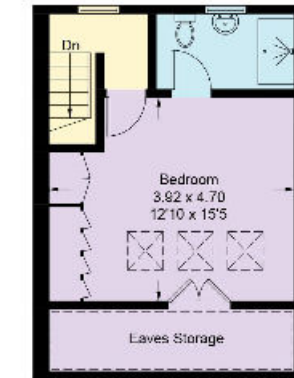




**Ground Floor**



**First Floor**



**Second Floor**

**Guide Price £1,200,000**

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.

Approximate Gross Internal Area = 126.4 sq m / 1360 sq ft  
 (Excluding Eaves Storage)  
 Eaves Storage = 5.6 sq m / 60 sq ft  
 Total = 132.0 sq m / 1420 sq ft

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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 February 2024. Photographs and videos dated February 2024.

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