



GOODRICH ROAD, EAST DULWICH, LONDON, SE22
£1,350,000 FREEHOLD

A FULLY EXTENDED, STUNNING FAMILY HOME, SITUATED IN A POPULAR QUIET RESIDENTIAL STREET IN SE22.

Dulwich | 020 8299 2722 | dulwich@winkworth.co.uk

Tenure Freehold | Council Tax Band D – London Borough of Southwark |

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DESCRIPTION:

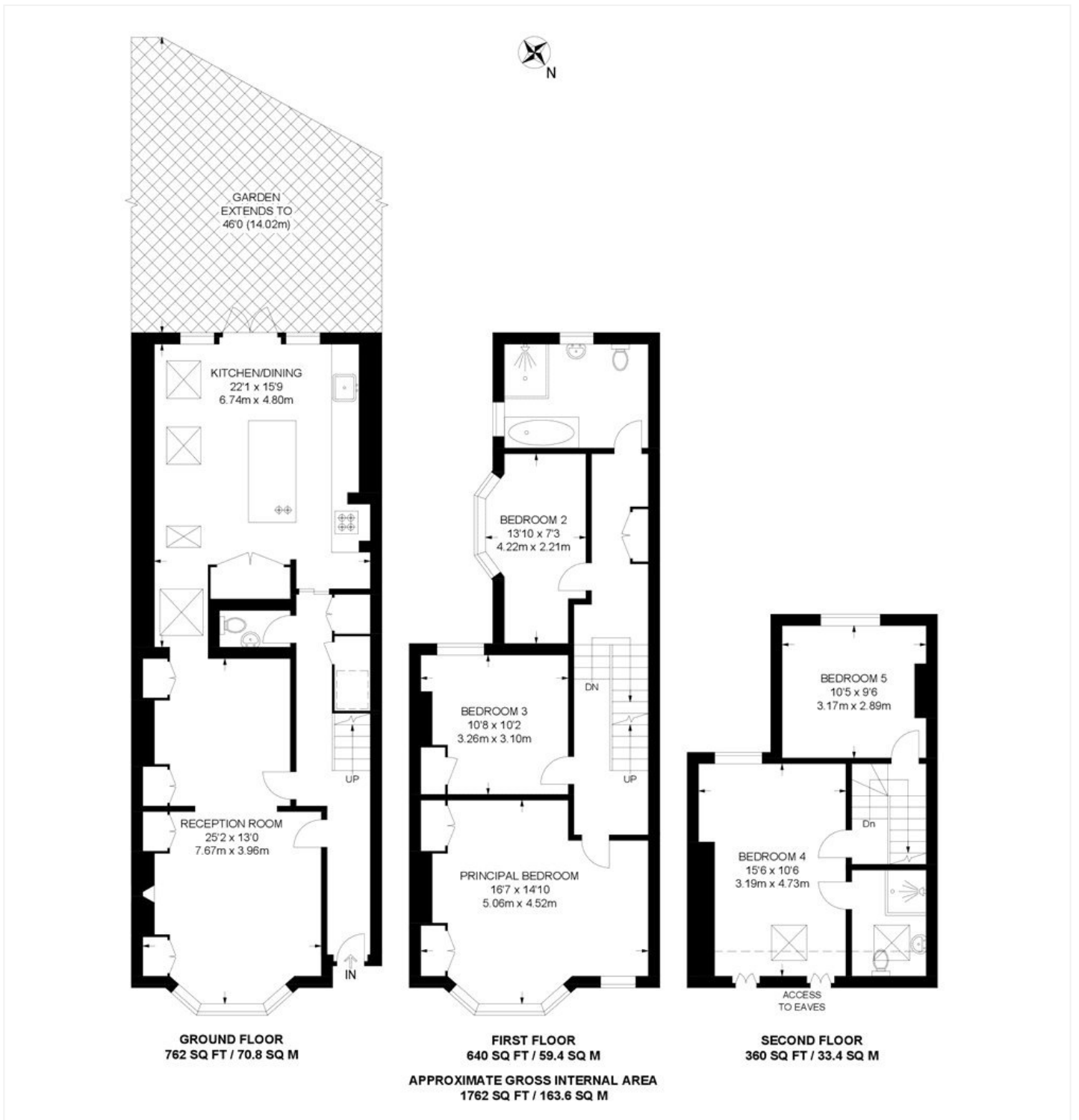
This wonderful family home is offered to the market in fantastic condition. Comprising a spacious double reception, complete with bespoke joinery, engineered wood flooring, plantation shutters and original fireplace. Leading through the second reception you are welcomed by a fully extended kitchen-diner, boasting a large kitchen island, breakfast bar, pantry and bespoke kitchen. Crittall doors lead out to a South facing garden to rear with patio and spacious lawned area. The first floor comprises a spacious principal bedroom to front, complete with original wood flooring and built in wardrobes. A further double bedroom, home office/nursery and family bathroom complement the rest of the first floor. The loft has been fully extended to allow a spacious en-suite double bedroom and further double bedroom to rear. Perfectly situated to benefit from close proximity to Goodrich Primary school (0.1m) as well as the bars, restaurants and shops on Lordship Lane (0.5m) and the wide-open green spaces of Dulwich Park (0.5m). This is a fantastic family house in a superb location.

AT A GLANCE

- Five Bedrooms
- Victorian Terraced House
- Large Double Reception
- Large Family Eat-in Kitchen-Diner
- Two Bathrooms & a Downstairs WC
- South Facing Garden







This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

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