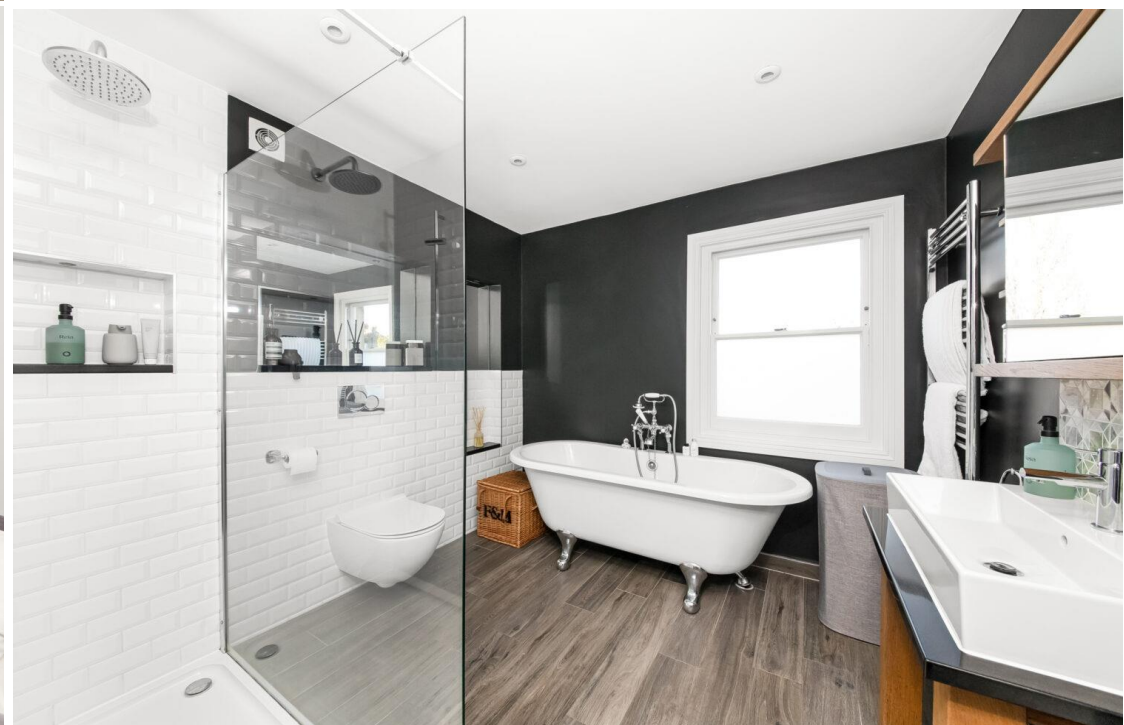




Goodrich Road, SE22
£1,300,000

0208 702 8222
[pedderproperty.com](https://www.pedderproperty.com)

pedder



In general

- Four double bedrooms
- Two bathrooms
- Excellent condition throughout
- Low-maintenance garden
- Gorgeous 26-ft kitchen-diner
- Beautiful views towards The City
- Onward chain complete

In detail

CHAIN COMPLETE - Stunning, spacious and beautifully bright fully-extended family home on this desirable, residential street in the heart of East Dulwich.

Goodrich Road is enviably located for the excellent local primary and secondary schools, the independent shops, bars and restaurants of Lordship Lane and North Cross Road as well as the brilliant parks and green spaces. There are strong transport links into The City and West End from East Dulwich station (1.1 miles) and Peckham Rye (1.5 miles) as well as bus/cycle routes through the neighbouring Dulwich Village, Camberwell and Forest Hill.

This tasteful period home has been lovingly modernised, loft-extended and kitchen-extended by the current owners who are relocating in London. Boasting over 1,648 Sq Ft of internal space; including the gorgeous 26-ft kitchen-breakfast room with underfloor heating and folding doors leading out onto the low-maintenance garden.

The 25-ft manicured garden has been recently landscaped to a high-standard with power supply and lighting set within the raised beds – making this a gorgeous space to host and entertain. The 16-ft principle bedroom enjoys bespoke built-in wardrobes, there are two further comfortable double bedrooms whilst the loft-bedroom benefits from gorgeous rooftop views towards The City, plenty of eaves storage and an en-suite shower room.

Early viewing is highly recommended.

EPC: TBC | Council Tax Band: D



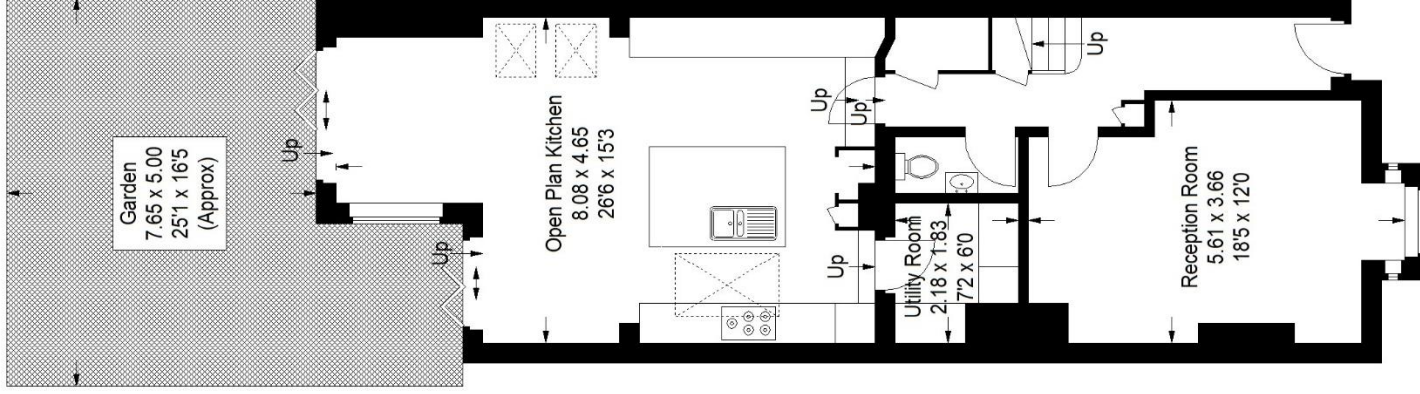
Floorplan

Goodrich Road, SE22

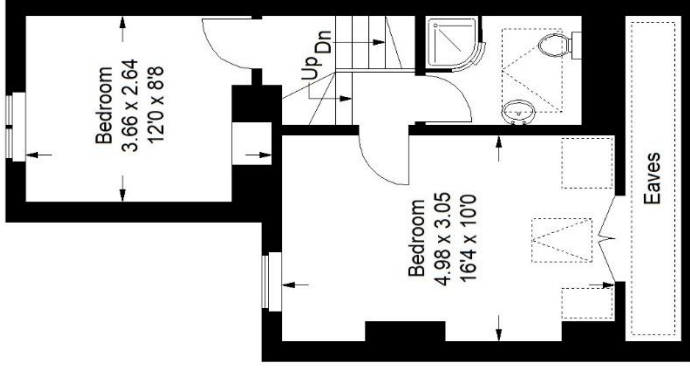
Approximate Gross Internal Area
 Ground Floor = 71.9 sq m / 774 sq ft
 First Floor = 45.1 sq m / 485 sq ft
 Second Floor (Including Eaves)
 40.1 sq m / 432 sq ft
 Total = 157.1 sq m / 1691 sq ft



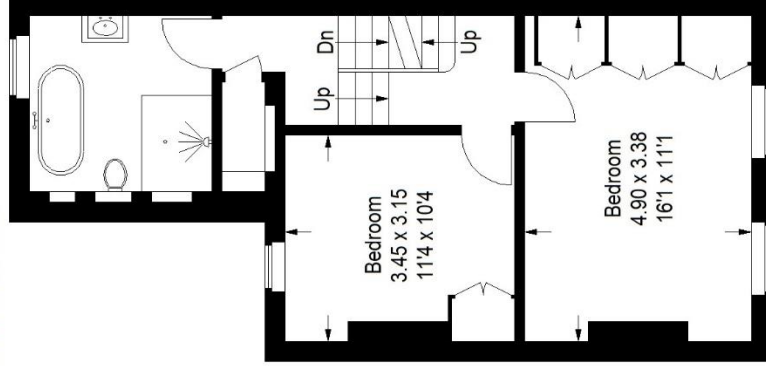
 = Reduced headroom
 below 1.5 m / 5'0"



Ground Floor



Second Floor



First Floor

Copyright www.pedderproperty.com © 2024
 These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.