



Worlingham Road, SE22 | Guide Price £1,450,000

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In General

- Five double bedrooms
- Three bathrooms
- Cellar/Basement
- 66-ft garden
- Fully-extended
- Desirable, residential road
- Excellent local schools and parks

In Detail

Guide Price £1,450,000-£1,500,000. Charming, spacious and wonderfully extended five-bedroom, three bathroom family house on this desirable residential road in the heart of East Dulwich.

Worlingham Road is enviably located for the independent bars, restaurants and coffee shops of Lordship Lane, Bellenden Road and North Cross Road. There are a choice of excellent primary and secondary schools nearby as well as parks and green spaces. Strong transport links into The City and West End from East Dulwich station (0.4 miles) and Peckham Rye station (0.9 miles) as well as bus/cycle routes through the neighbouring Herne Hill, Dulwich Village and Camberwell.

Boasting over 1,990 Sq Ft of internal space including a 23-ft kitchen-breakfast room which opens out onto the 66-ft garden laid to lawn with a BBQ patio. There is a characterful 25-ft bay-fronted double reception room as well as a large downstairs utility room and WC. To the first floor are three comfortable double bedrooms including the 15-ft bay-fronted principal bedroom and the family bathroom. To the second floor are two shower rooms and two further double bedrooms including the 18-ft loft room with eaves storage.

Having been fully extended by the current owners who are looking to upsize in the area; there is some gentle modernisation required in places and further potential to dig down into the basement STPP.

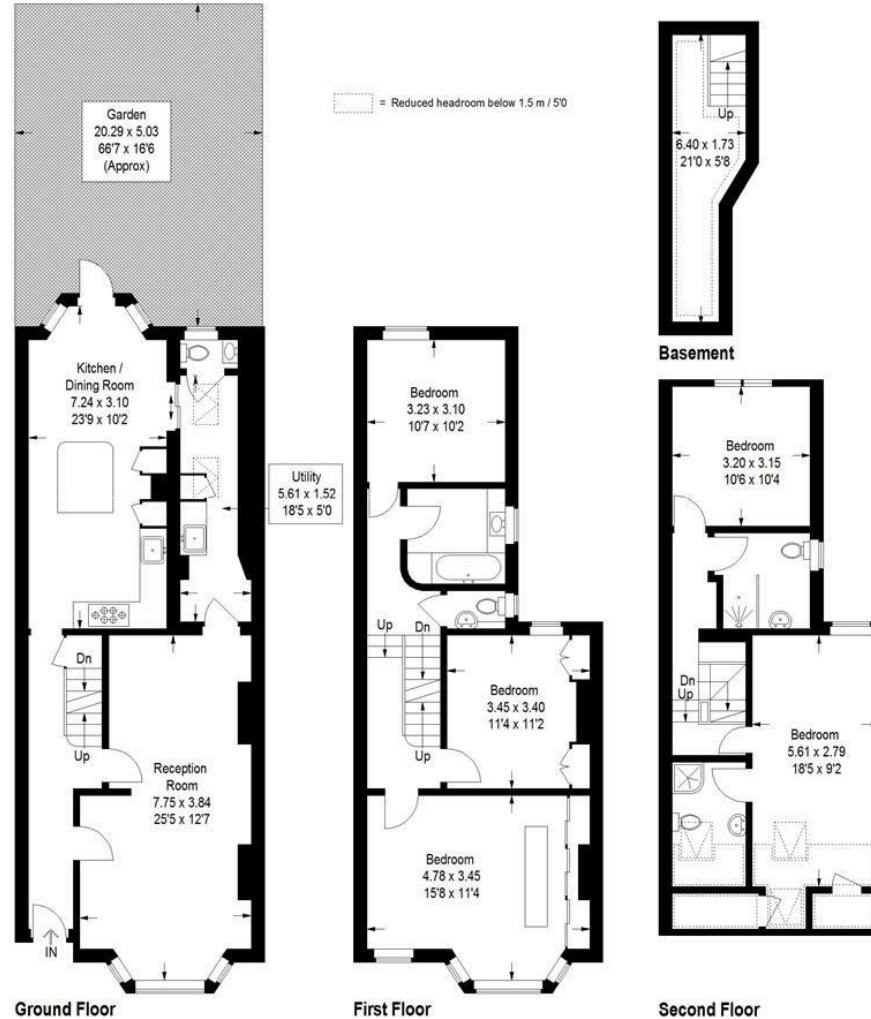
EPC: D | Council Tax Band: E



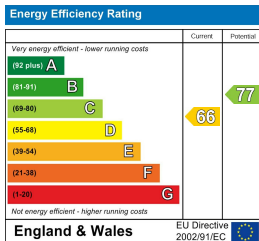
Floorplan

Worlingham Road, SE22

Approximate Gross Internal Area
185.2 sq m / 1993 sq ft



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 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.



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