



Goodrich Road, SE22

£1,200,000

A beautifully presented and fully extended four bedroom Victorian family home on the sought after Goodrich Road in the heart of East Dulwich, SE22.

Goodrich Road is superbly located, moments from the shops, bars and restaurants of Lordship Lane. East Dulwich station offers fast links to London Bridge (around 13 minutes), with Denmark Hill and Peckham Rye providing further direct routes to Victoria, Blackfriars, Farringdon and St Pancras. The green open spaces of Dulwich and Peckham Rye Parks are just a short walk away and there are a number of outstanding schools nearby.

Features

Four Double Bedrooms
Victorian Terraced
Fully Extended Kitchen
Two And A Half Bathrooms
Prime Location
Sunny Garden

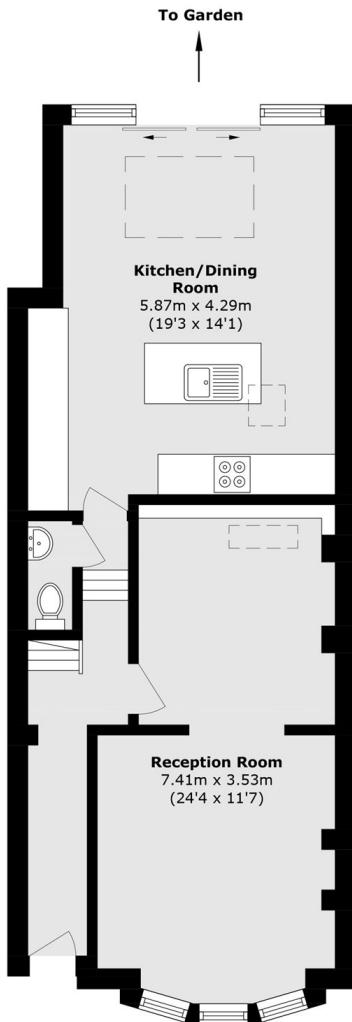


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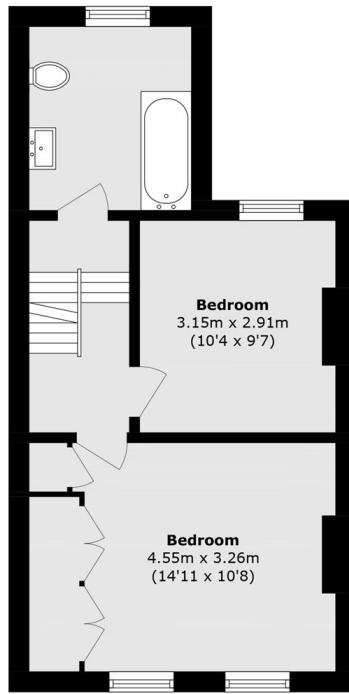
The charming double reception room showcases classic Victorian features including wooden floors and an elegant bay window fitted with shutters. There is ample space for both relaxing and family dining, complemented by a custom-built ply bookshelf, thoughtfully designed and fitted by a local craftsman. To the rear, the home opens into an exceptional kitchen extension, thoughtfully designed to create a striking modern family hub. The bespoke kitchen is centred around a substantial island, complemented by generous built-in storage and full-height separate fridge and freezer, making it ideal for everyday family life and entertaining. Sliding doors flood the space with natural light and provide a seamless connection to the garden. The bright, leafy garden is a lovely spot for relaxed family moments in the sun, with nearby parks just a short stroll away. The first floor comprises two well-proportioned double bedrooms and served by a spacious family bathroom. The principal bedroom benefits from excellent built-in wardrobes. The loft has been expertly extended to create a generous double bedroom with a luxury en suite. Thanks to its size and self-contained feel, the space offers excellent versatility and can be used as a principal bedroom, guest suite, or a private home office for those who regularly work from home.



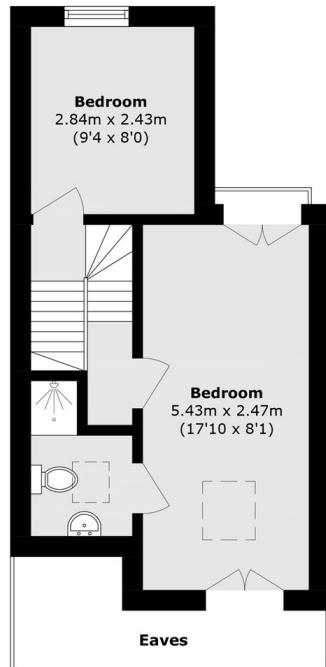
Goodrich Road, London, SE22



Ground Floor



First Floor



Second Floor

Total area (approx.): 122.2 sq. m (1315.3 sq. ft)
(Excluding Eaves)

Dexters

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SE22 8DR
Sales
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Energy Rating: C. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

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