Goodrich Road, SE22 | £625,000

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88

In General

- Two double bedrooms
- Additional garden room/office
- Private garden
- Over 850 Sq Ft of internal space
- Potential to remodel
- Good condition throughout
- Private entrance
- Desirable, residential road
- Share of Freehold
- Viewings to start in January

In Detail

Charming, spacious and beautifully bright two bedroom period conversion with direct access onto a private garden on this desirable, residential road in East Dulwich, SE22.

Located on the junction of Goodrich Road and Dunstans Road - there are a choice of excellent parks and green spaces including Dulwich Park and Peckham Rye Park as well as strong primary schools. There are a host of independent shops, bars, restaurants and coffee shops nearby on Lordship Lane, North Cross Road and Forest Hill Road.

There are strong transport links into The City and West End from East Dulwich station (1.2 miles), Forest Hill (1.3 miles) and Honor Oak Park (1.2 miles) as well as bus/cycle routes through the neighbouring Dulwich Village, Herne Hill and Denmark Hill.

Boasting over 850 Sq Ft of internal space which has been lovingly maintained by the current owner - there is an additional garden room/office; ideal for those working from home.

There is an 11x8 ft separate reception room adjacent to the 13x11 ft bay-fronted principal bedroom that enjoys a jack-and-jill access to a family bathroom. Along the hall is a 13x12-ft eat-in kitchen-diner attached to a useful utility room and the comfortable second bedroom. The 42-ft private garden is landscaped with some mature beds and leads down to the Scandi-style garden room.

EPC: D | Council tax band: C | Share of Freehold | Lease: 999 years remaining | GR: £0 | SC: £0 | BI: approx. £579 pa

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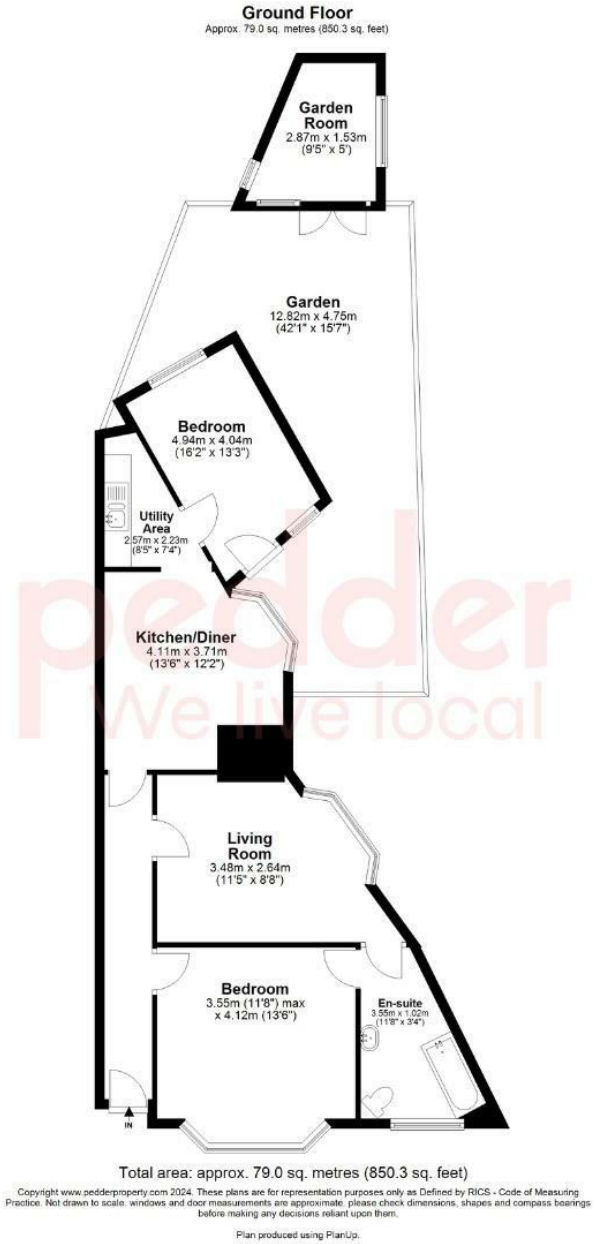
Floorplan



Total area: approx. 79.0 sq. metres (850.3 sq. feet)

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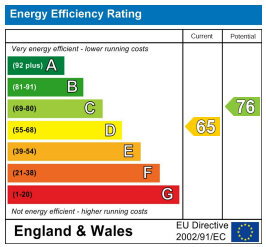

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