



Sydenham Hill, SE26  
Offers in excess of £1,500,000

020 8702 8111  
[pedderproperty.com](http://pedderproperty.com)









# In general

- A substantial five bedroom detached family house for sale
- Exceptionally spacious – 2821 sq ft
- Five bedrooms (three doubles), four bathrooms (two en-suite)
- Three reception rooms, kitchen/breakfast room
- Large garage, further storeroom
- Beautiful gardens to front and rear
- Swimming pool
- Large drive providing parking for several vehicles
- Offered with no onward chain

# In detail

A substantial detached family house for sale located in the sought-after Dulwich Wood Conservation area. The property backs onto Dulwich Wood and is set within delightful gardens to the front and rear.

With a gross internal area of 2821 sq ft the property offers exceptional living accommodation arranged over two floors comprising three double bedrooms, two single bedrooms and four bathrooms (two en-suite), three reception rooms, kitchen/breakfast room, large garage and further storeroom.

Externally there are beautiful gardens and a swimming pool. In addition, there is a large drive providing parking for several vehicles.

The property is well located for access to nearby Dulwich Village with its outstanding schools, Picture Gallery, golf course, cafes and restaurants. Crystal Palace is also close-by with numerous shopping and leisure facilities.

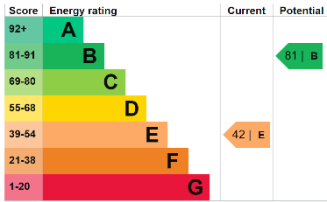
Rail links to central London are from nearby Sydenham Hill with services to London Victoria and London Blackfriars. Bus services to central London run along Sydenham Hill.

The property is offered with no onward chain and internal viewing is advised.

EPC: E | Council Tax Band: G | Freehold



# Floorplan



## Sydenham Hill, SE26

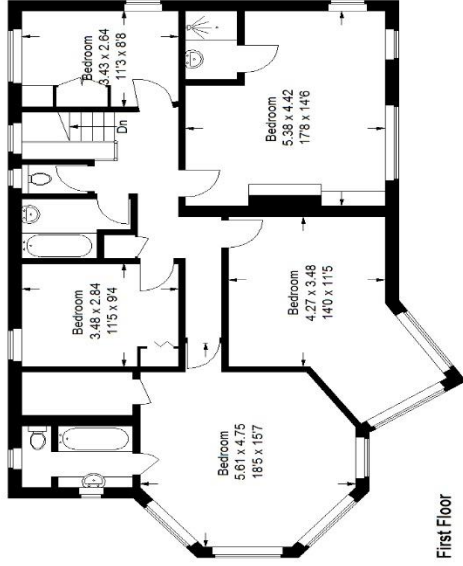
Approximate Gross Internal Area

Ground Floor = 111.9 sq m / 1204 sq ft

First Floor = 128.7 sq m / 1386 sq ft

Garage = 21.5 sq m / 231 sq ft

Total = 262.1 sq m / 2821 sq ft



First Floor



Ground Floor

Copyright www.pedderproperty.com © 2022

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.