



Rouse Gardens, SE21
£1,199,950

020 8702 8111
pedderproperty.com

pedder



In general

- A spacious five bedroom detached house with extensive gardens.
- Gross internal area of 2565 sq ft
- Five bedrooms, two bathrooms.
- Three reception rooms.
- Kitchen, utility room, downstairs cloakroom.
- Large reception hall.
- Garage, drive providing parking for several vehicles.
- Extensive gardens to front, side and rear.
- Well located for local schools and transport links.
- Offered with no onward chain.

In detail

A spacious five bedroom detached house with extensive gardens to the front, side and rear, off street parking and a large garage located in this popular tree lined and secluded cul-de-sac just off Alleyn Park.

The house has a gross internal area of 2565 sq ft (238.3 sq m) and offers particularly spacious accommodation over two floors comprising five bedrooms, two bathrooms, three reception rooms, fitted kitchen, utility room, downstairs cloakroom, large reception hall, garage, driveway providing parking for several vehicles and extensive gardens to the front, side and rear. There may also be scope to extend the accommodation, subject to the necessary planning consents.

The house is within walking distance of Kingsdale School and Dulwich Prep London and is also within easy reach of Dulwich College, Sydenham High School, Alleyn's and James Allen's Girls School. Dulwich & Sydenham Hill Woods and Dulwich Golf Club are also nearby. Both Dulwich Village and West Dulwich and close-by with their numerous boutiques, cafes and restaurants. The nearest railway stations are Sydenham Hill with services to Victoria and Blackfriars and Gipsy Hill which has services to Victoria and London Bridge.

The property will require refurbishment throughout but offers an incoming buyer an ideal opportunity to create their ideal family home.

Offered with no onward chain.

EPC: E | Council Tax Band: G



Floorplan

Rouse Gardens, SE21

Approximate Gross Internal Area

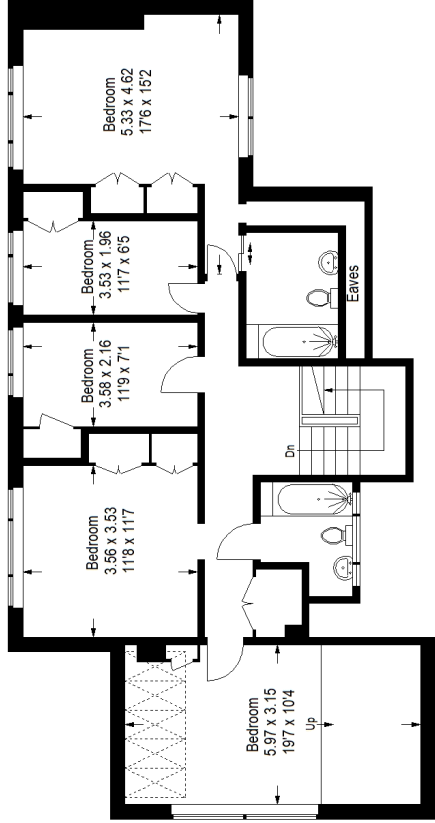
Ground Floor = 112.4 sq m / 1210 sq ft

First Floor (Excluding Eaves)

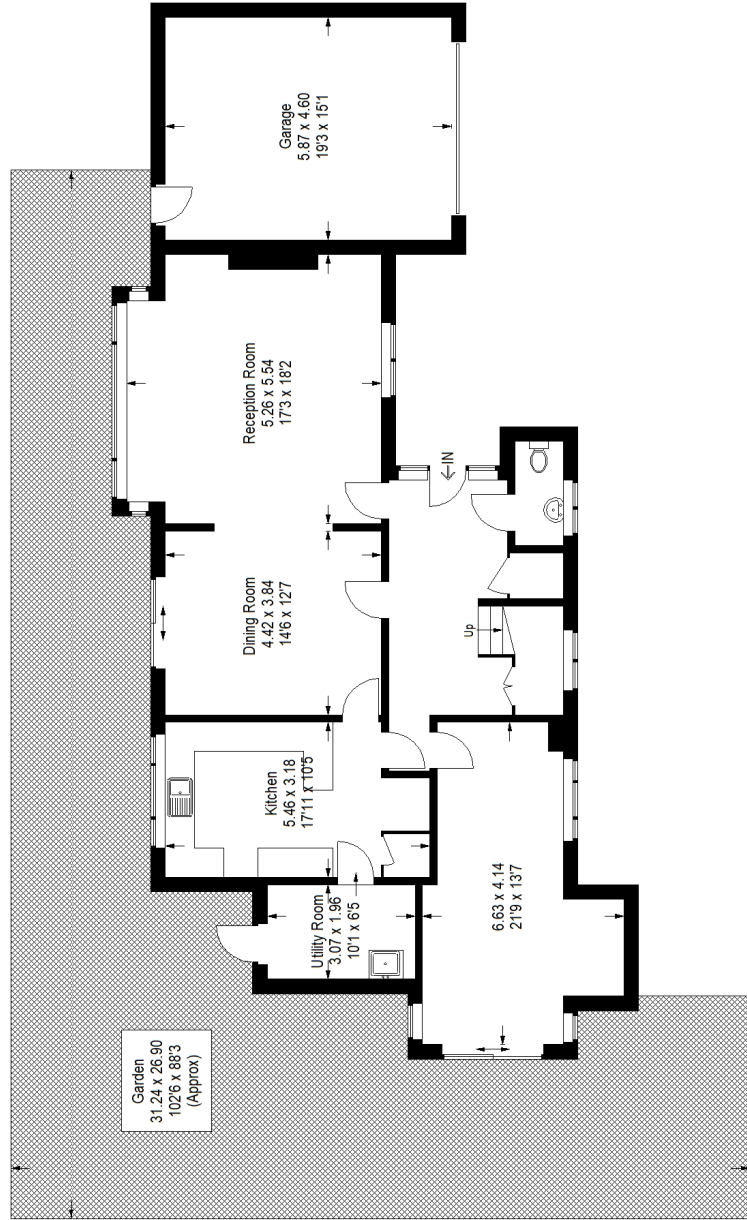
98.2 sq m / 1067 sq ft

Garage = 27.7 sq m / 298 sq ft

Total = 238.3 sq m / 2565 sq ft



First Floor



Ground Floor

Copyright www.pedderproperty.com © 2023
 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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.