



Rouse Gardens, SE21 | Guide Price £1,550,000

02087028111

[dulwichvillage@pedderproperty.com](mailto:dulwichvillage@pedderproperty.com)

**pedder**  
We live local



# In General

- A modern detached family house
- Located in this sought after residential cul-de-sac
- Four good size bedrooms
- Two bathrooms
- Dual aspect reception room
- Modern intergrated kitchen open-plan to :
  - Lounge/dining area
  - Further study area, downstairs cloakroom
- Attractive gardens to the front, rear and side, single garage
- Beautifully presented throughout

# In Detail

A stylish modern detached house for sale located on this highly sought after residential cul-de-sac in Dulwich.

The property has been upgraded and modernised by the current owners to a very high standard creating a beautifully presented interior. The accommodation comprises four good size bedrooms, a spacious family bathroom, a bright dual aspect reception room, an integrated kitchen open-plan to a living/dining area, a study area and a downstairs cloakroom. Externally to the rear the property benefits from a single garage and additional storage room all set within attractive gardens which surround the property.

Rouse Gardens is well located for access to Dulwich Village and West Dulwich with their variety of independent shops, cafes and restaurants. The areas renowned schools including Dulwich College, James Allen's Girls' School and Alleyn's School are close-by. The property is also within walking distance of several beautiful green spaces including Dulwich Park, Dulwich & Sydenham Woods, Belair Park and Crystal Palace Park. Excellent rail connections to central London are available from nearby West Dulwich (Victoria and Blackfriars) and Gipsy Hill (London Bridge and Victoria).

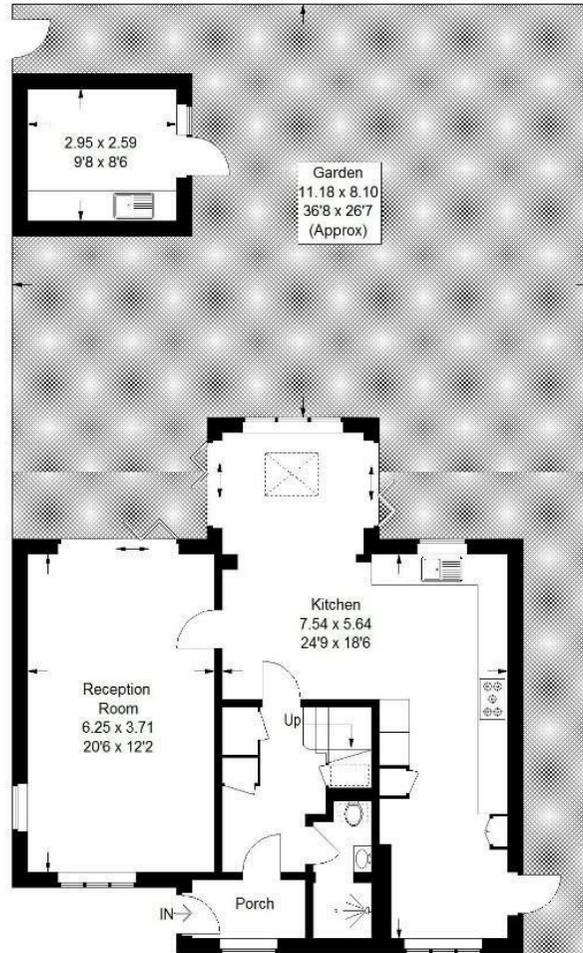
Internal viewing of this lovely family home is advised.

EPC: C | Council Tax Band: F



# Floorplan

**Rouse Gardens, SE21**  
 Approximate Gross Internal Area  
 (Excluding Outbuilding)  
 136.1 sq m / 1464 sq ft



**Ground Floor**



**First Floor**

Copyright www.pedderproperty.com © 2026  
 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C			
55-68) D		70	75
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.