



Gylcote Close, SE5 | Guide Price £1,199,950

02087028111

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

**pedder**  
We live local



# In General

- A spacious semi-detached family house
- Four bedrooms, three bathrooms ( one en-suite)
- Large 28' x 18' lounge/dining room
- Two further reception rooms
- Fitted kitchen
- Storage room
- Attractive and mature rear garden measuring approximately 68' x 26'
- Popular cul-de-sac location
- Very well presented throughout

# In Detail

A spacious semi-detached family house for sale located in this quiet residential cul-de-sac in close proximity to Dulwich Village and Herne Hill.

The property has been thoughtfully extended, upgraded and modernised to a high standard throughout offering well-presented accommodation arranged over three floors. The second floor features a spacious master bedroom with en-suite shower. On the first floor there are three further bedrooms and a bathroom. On the ground floor there is an impressive rear extension providing a 28' x 18' reception room with sliding patio doors opening onto the garden. This room is open-plan to the kitchen and an additional reception area. There is also a storage room, a downstairs shower room and a further reception room to the front of the house. Externally the property enjoys a delightful and secluded garden with a wide variety of mature trees, shrubs and plants. Additional features include a summer house and garden shed.

Gylcote is well located for access to nearby Dulwich Village and Herne Hill with their variety of independent shops, cafes and restaurants. Nearby Dulwich Park, Brockwell Park and Sunray Gardens offer beautiful green spaces. There are well regarded schools nearby including Judith Kerr Primary School, Bessemer Grange Primary School and The Charter School North. There are also several world-renowned independent schools including James Allen Girls' School, Alleyn's School and Dulwich College. Rail links to central London are from North Dulwich (London Bridge), Herne Hill (London Victoria Thameslink and Blackfriars) and Denmark Hill (Victoria, Blackfriars )

Internal viewing of this lovely family home is advised.

EPC: TBC | Council Tax Band: D



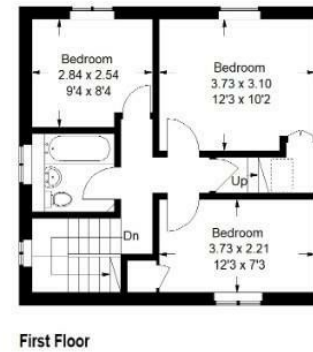
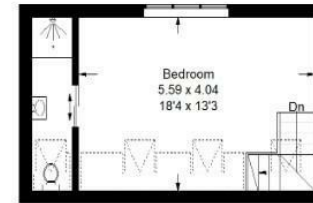
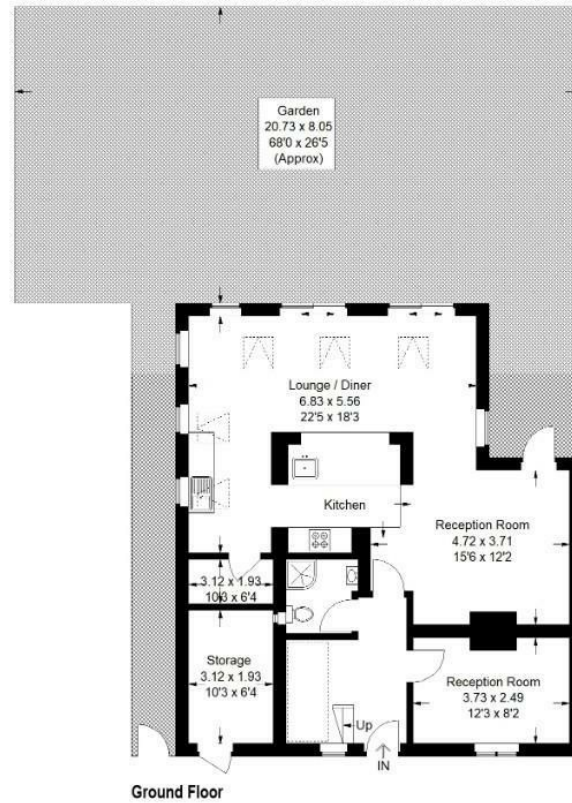
# Floorplan

## 9, Gylcote Close, SE5

Approximate Gross Internal Area  
 146.9 sq m / 1581 sq ft  
 Storage = 6.5 sq m / 70 sq ft  
 Total = 153.4 sq m / 1651 sq ft



= Reduced headroom below 1.5 m / 5'0"



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			
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.