



**Broadlands Avenue, SW16**

£1,725,000

**Dexters**



## Broadlands Avenue, London, SW16

This six bedroom detached house offers outstanding living accommodation for a family and sits on a wide and leafy street nestled between Streatham High Road and Tooting Bec Common.

Naturally spacious and beautifully proportioned the property has a smart frontage with off street parking, garage and all the space you're ever likely to need, but also offers tantalising potential for expansion (STPP) and improvements for those with aspirations on creating their own layout and extensions.

Once inside, an inviting entrance hall leads to a front reception with large bay incorporating the original stainglass. The kitchen with adjoining utility room and rear reception are also spacious and light opening out onto a wide sunny garden with mature trees, large lawn and ample patio area. There is also a useful downstairs WC. The first floor provides a master suite with dressing room and ensuite bathroom, with three further bedrooms served by a family bathroom/wc. Two further double bedrooms and separate study are situated on the second floor, ideal for guests or perhaps teenagers looking for their own space.

Broadlands Avenue is a popular road perfectly situated for Streatham High Road and Streatham Hill Station. There are also excellent bus services nearby serving the local areas and it is approximately a mile to Balham town centre.

### Features

Detached House  
Extended to over 2973 Sq Ft  
Potential to Extend (STPP)  
Six Bedrooms  
Wide Garden  
Convenient Location





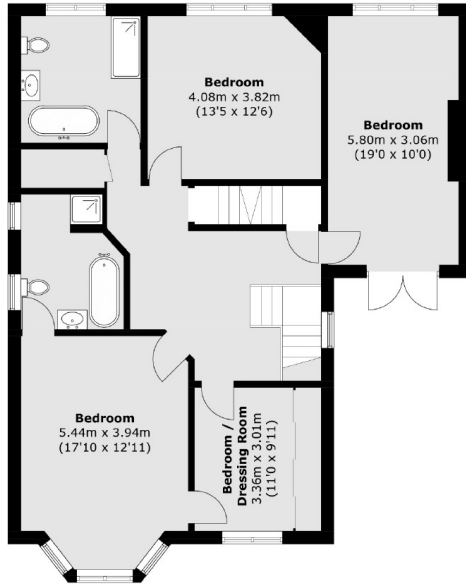




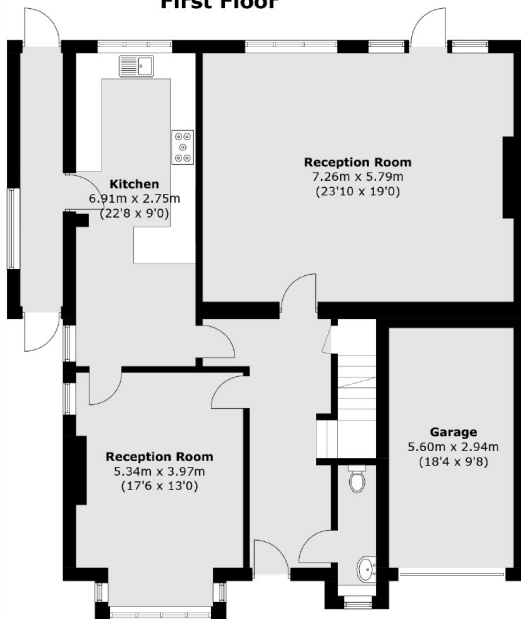




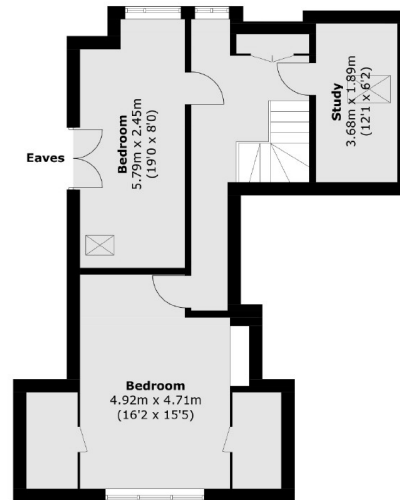
# Broadlands Avenue, London, SW16



**First Floor**



**Ground Floor**



**Second Floor**

Total area (approx.): 276.2 sq. m (2,973.0 sq. ft)

Garage area (approx.): 16.2 sq. m (174.4 sq. ft)  
(Excluding Eaves)