

**FOR SALE**



**Guildersfield Road, Stratham, SW16**

**Guide Price £900,000 Freehold**

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 **2**

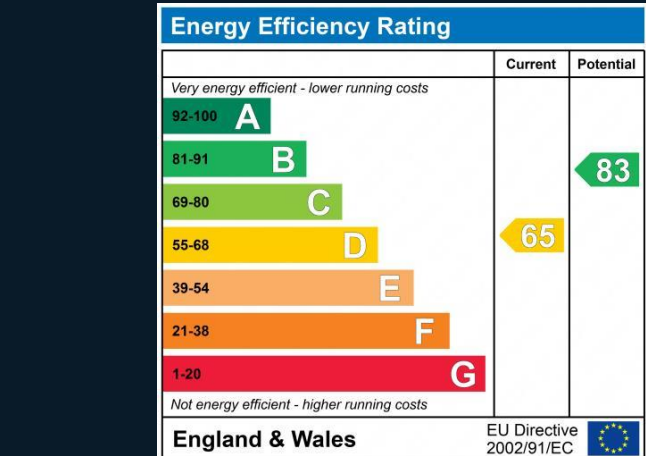
  
**samuel estates**  
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# Property Description

We are excited to offer to the market this large two-bedroom detached bungalow. The property is in a good condition throughout and boasts a large open plan reception/dining room/fully fitted kitchen, family bathroom and two bedrooms with master bedroom benefiting from an ensuite. Planning permission to add additional three bedrooms.

As you walk into the property you are greeted by a large entrance hall, open plan reception, dining area and kitchen. Additional highlights include a beautifully landscaped south-facing garden and the convenience of two garages and a driveway in the front.

Situated on a sought-after residential road in the heart of Streatham Common, this property is ideally located close to the social hub of Streatham High Road. These include numerous bars, independent coffee shops, restaurants, several large supermarkets, and leisure centre. Commuters are able to access London Bridge, Blackfriars and Victoria with swift services from the two local railway stations and regular bus routes to Brixton Underground.



## Disclaimer

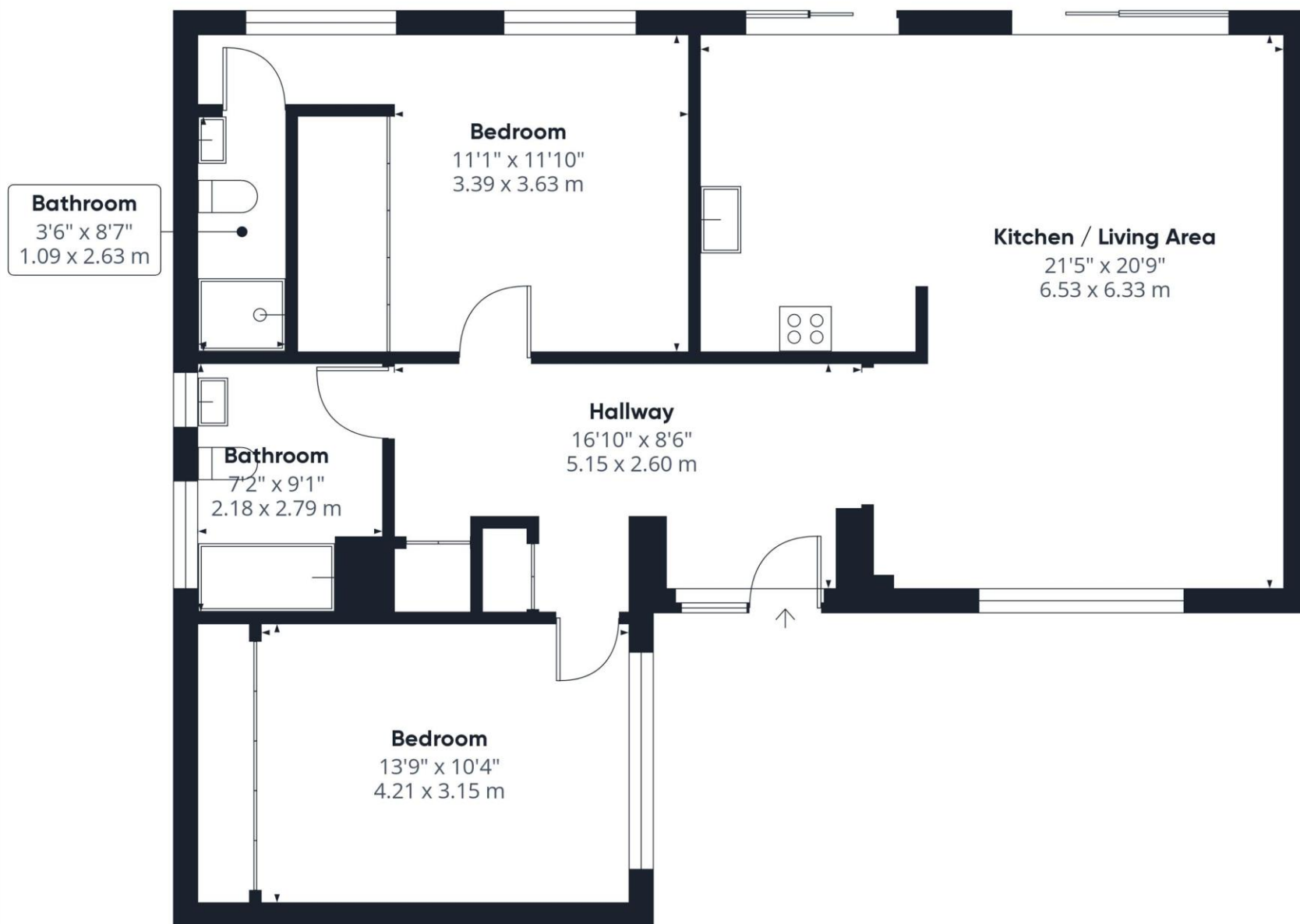
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**Approximate total area<sup>(1)</sup>**

974.13 ft<sup>2</sup>

90.5 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

## Material Information

**Tenure** – Freehold

**Council Tax Band** – Lambeth

**Local Authority** – C



**Property Type**  
Bungalow (Detached)



**Construction Type**  
Brick



**Parking**  
X2 Garages & Driveway



**External Wall Survey**  
N/A



**Water Supply**  
Thames Water



**Electricity Supply**  
Mains



**Heating**  
Central Gas Heating



**Broadband**  
Standard/ Superfast/  
Ultrafast



**Mobile Signal**  
Good Coverage

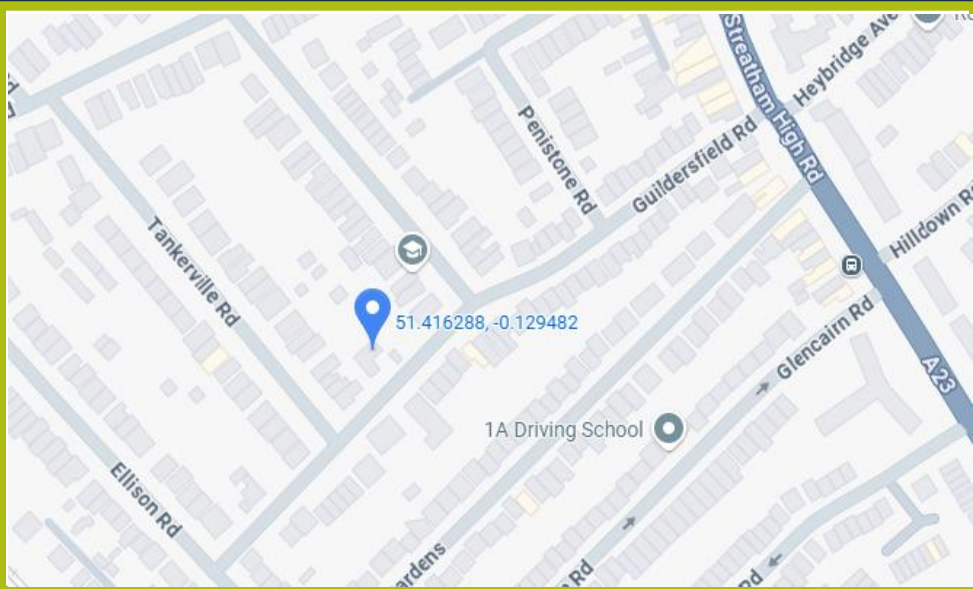


### Flood Risk

*Has the property been flooded in the past five years: NO*  
Level of risk: Low



**Proposed Development  
in Immediate Locality?**  
None



### Balham

45 Bedford Hill,  
London, SW12 9EY  
☎ 020 8673 4666

### Colliers Wood & Wimbledon

30 Watermill Way,  
London, SW19 2RT  
☎ 020 8090 9000

### Streatham

432/434 Streatham High Road  
London, SW16 3PX  
☎ 0208 679 9889



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