

FOR SALE



Churchmore Road, Streatham Vale, SW16

GUIDE PRICE £550,000 Freehold

 **3**

 **2**


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Property Description

Samuel Estates proudly presents this lovely three-bedroom terraced house, nestled on a tranquil residential street.

The ground floor boasts a spacious reception room, complemented by a dining room, a separate kitchen and an extra reception room with convenient access to the garden, perfect for outdoor entertaining and relaxation. Additionally, it features a well-appointed bathroom for added convenience.


Upstairs, you'll find two generously sized double bedrooms, along with an additional room ideal for use as a nursery or study, providing versatility to suit your lifestyle needs. A family bathroom completes the accommodation on this level.

Conveniently situated on Churchmore Road, the property enjoys easy access to local amenities and is within comfortable walking distance to Streatham Common station, offering direct links to Victoria and London Bridge, making commuting a breeze.

Don't miss out on the opportunity to make this delightful, terraced house your new home, combining comfort, convenience, and tranquillity in an idyllic setting.



Energy Efficiency Rating

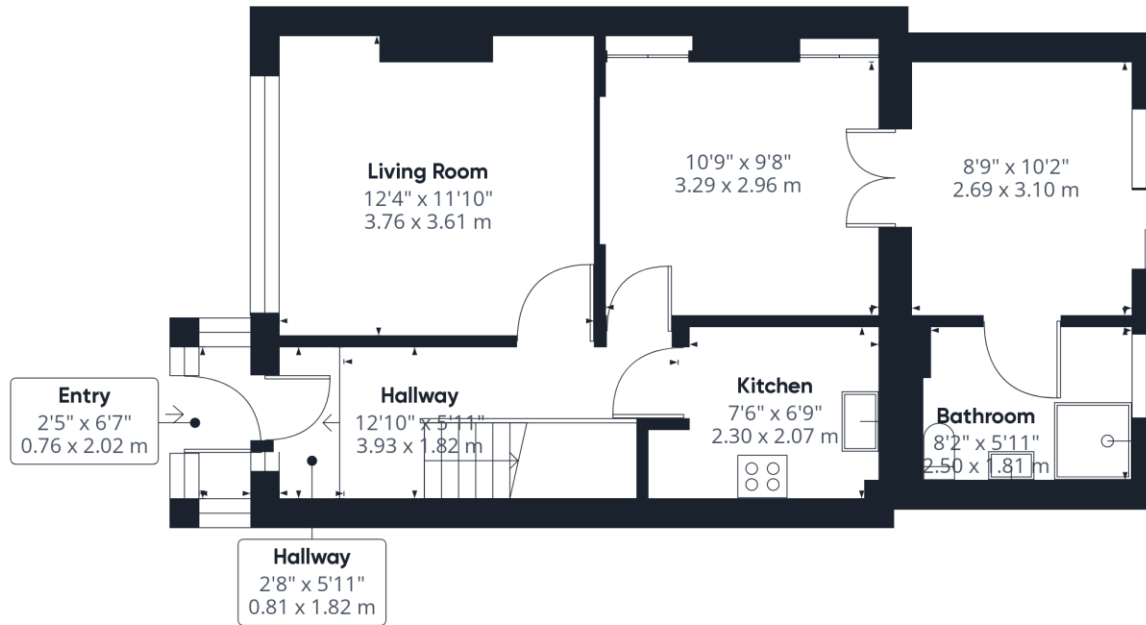
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		85
69-80 C		
55-68 D	66	
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Disclaimer

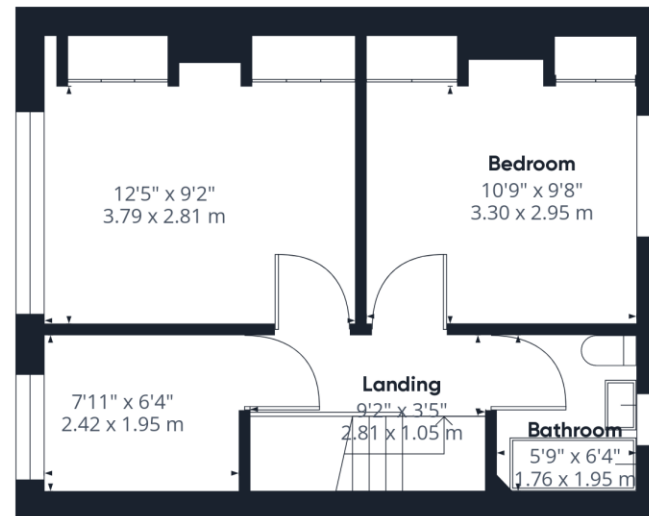
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

964.09 ft²

89.57 m²

(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.

GIRAFFE360



Material Information

Tenure – Freehold

Council Tax Band – D

Local Authority – Lambeth Council



Property Type
House (Terraced)



Construction Type
Brick



Parking
Off-Street Parking



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Central Gas Heating



Broadband
Standard/ Superfast/
Ultrafast



Mobile Signal
Good Coverage

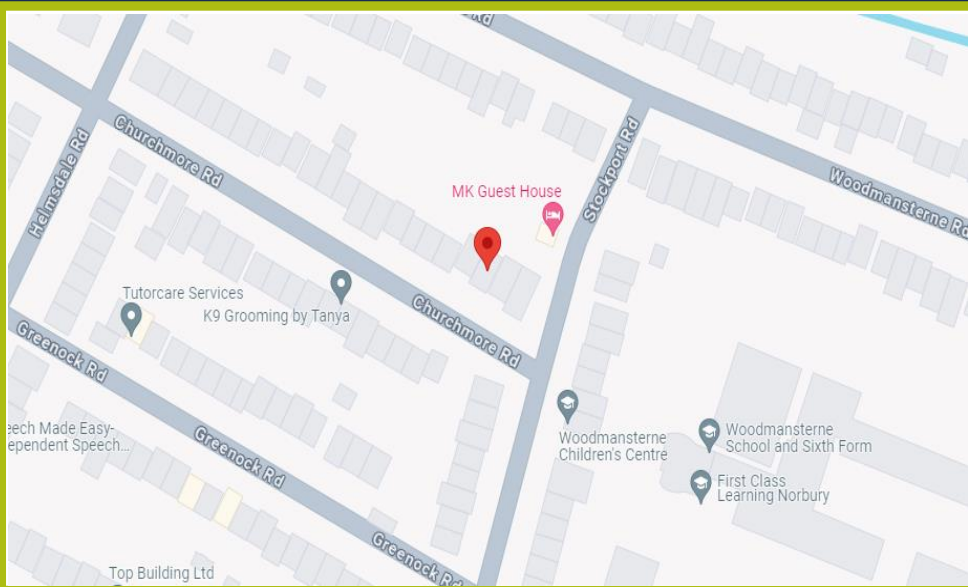


Flood Risk

Has the property been flooded in the past five years: NO
Risk Level: 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

