



## Cricklade Avenue, SW2

### £1,250,000

A 'Bookend' of terrace Victorian style new new build family home. There are four bedrooms, three bathrooms and two reception rooms. On the ground floor, you have a large entrance hall, downstairs W.C, kitchen/breakfast room and a separate family room with a media wall. EPC Rating B.

There are a significant number of energy-saving and ecological additions, including solar panels on the roof, reducing your electricity bill as well as Grey water tanks installed in the garden that takes the rain water from the roofs and patio and can be used to water the outdoor plants.

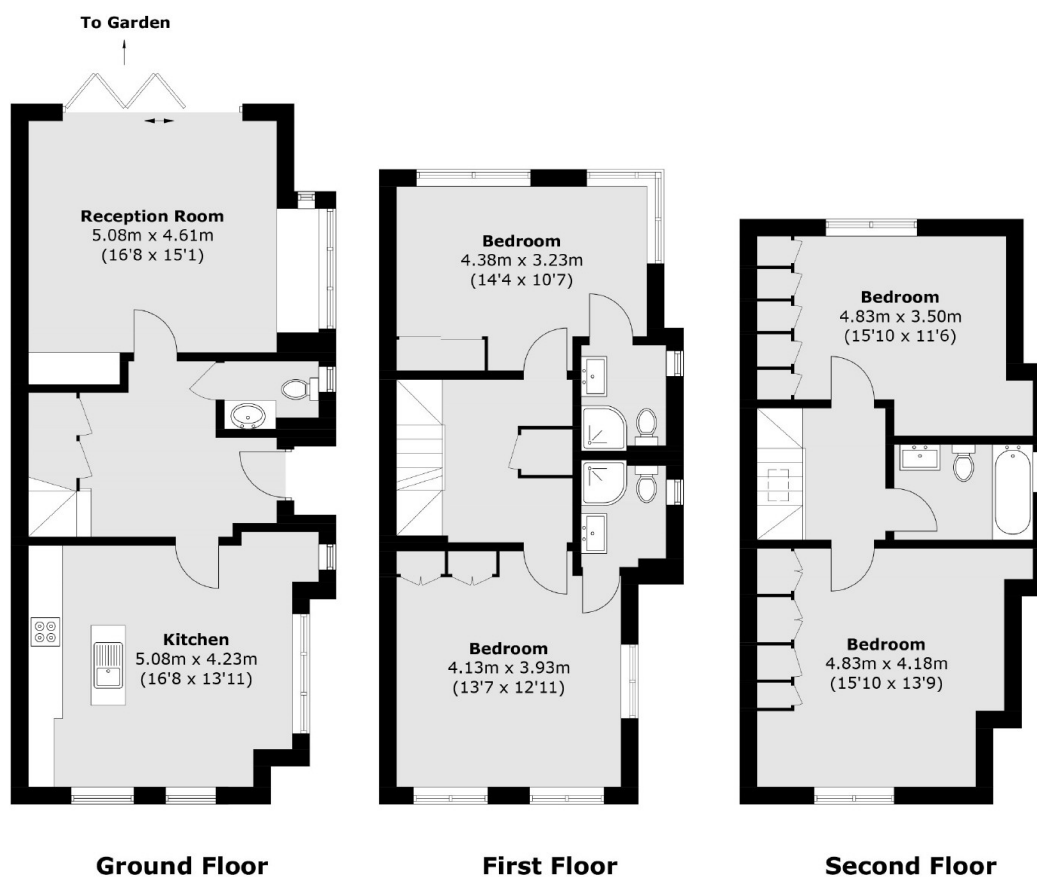
All houses have a fibre optic broadband connection to the street, as well as a pre-installed TV aerial, supplying Freeview TV to all 5 points in the house (4 bedrooms and the lounge). Additionally, all houses are fitted with an intruder alarm system throughout.

Cricklade Avenue is located just off Streatham Hill and forms part of the ABCD roads. Streatham Hill mainline station is a short walk away as well as lots of local restaurants and amenities. Brixton is also easily accessible with regular buses going to and from the Station.

### Features

- Popular ABCD Roads
- Four Bedrooms
- Three Bathrooms
- Siemens Appliances
- Fully Landscaped Garden
- Mechanical Ventilation System
- Solar Panel System
- Bookend Terraced Home
- EPC Rating B

# Cricklade Avenue, Streatham Hill, SW2



Total area (approx.): 143.8 sq. m (1547.9 sq. ft)