



Covington Gardens, London SW16 3SE

welcome to

Covington Gardens, London

Spacious and well-kept family home in a quiet cul-de-sac, featuring generous living areas, a conservatory, private garden, and off-street parking. Close to Streatham Common and Norbury stations, local shops, schools, and green spaces. Chain free and ready to move. Nestled in a quiet residential cul-de-sac, this well-presented three-bedroom home offers generous living space across two floors, making it an ideal choice for families or those seeking room to grow. The property is offered chain free, ensuring a smooth and swift transaction for prospective buyers. The ground floor features a spacious lounge that flows seamlessly into a dedicated dining area, perfect for entertaining or relaxing with family. A bright conservatory adds a touch of charm and opens onto the rear garden, creating a lovely indoor-outdoor connection.



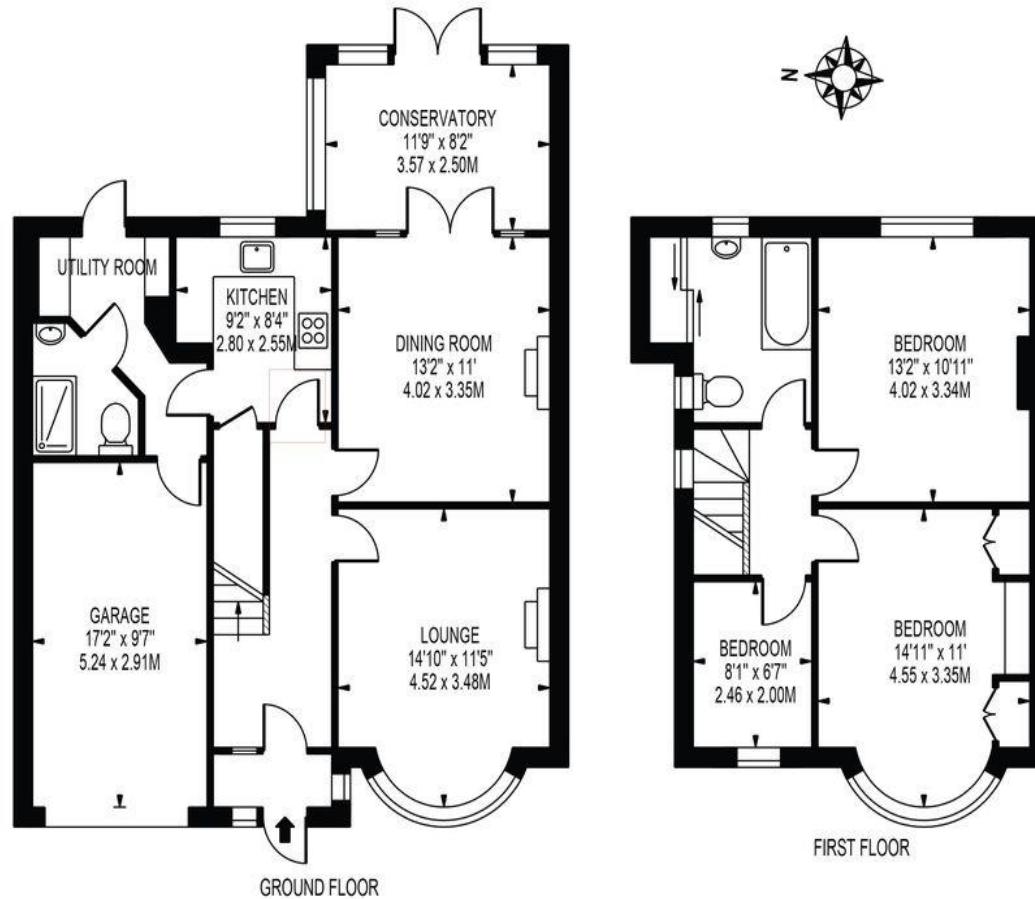
The kitchen is well-appointed and complemented by a separate utility room, while an integrated garage provides additional storage or potential for conversion. Upstairs, the property boasts three bedrooms, including two generous doubles and a third ideal for a nursery or home office. A family bathroom completes the first floor layout. Externally, the home benefits from a private rear garden and off-street parking to the front. Covington Gardens is ideally situated within easy reach of Streatham Common and Norbury stations, offering swift access into Central London.

The area is well-served by local amenities including shops, cafes, and supermarkets, while nearby Streatham High Road provides a vibrant mix of dining and leisure options. Families will appreciate the proximity to reputable schools and green spaces such as Streatham Common and Norwood Grove.

COVINGTON GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1159 SQ FT - 107.69 SQ M
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 164 SQ FT - 15.25 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



Kitchen

9' 2" maximum x 8' 4" maximum
(2.79m maximum x 2.54m maximum)

Reception

14' 10" into bay x 11' 5" into recess
(4.52m into bay x 3.48m into recess)

Dining Room

13' 2" x 11' into recess
(4.01m x 3.35m into recess)

Conservatory

11' 9" x 8' 2"
(3.58m x 2.49m)

Garage

17' 2" x 9' 7"
(5.23m x 2.92m)

Bedroom

14' 11" into bay x 11' into wardrobe
(4.55m into bay x 3.35m into wardrobe)

Bedroom

13' 2" x 10' 11" into recess
(4.01m x 3.33m into recess)

Bedroom

8' 1" x 6' 7"
(2.46m x 2.01m)

welcome to

Covington Gardens, London

- Chain free
- Three bedrooms
- Generous living space
- Private garden
- Off-street parking and garage
- Close to Streatham Common & Norbury stations

Tenure: Freehold EPC Rating: E
Council Tax Band: E

offers in excess of
£700,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/THH114418



Property Ref:
THH114418 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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