



**Woodmansterne Road**

**£550,000**

*James Alexander are delighted to offer this lovely three-bedroom 1930s family home situated in a popular residential location close to the really popular Woodmansterne school and a 13 minute walk from Streatham Vale Rail with frequent services into London & Croydon. Offering bags of potential plus off st parking, gas central heating, a fitted kitchen, upstairs bathroom and a SOUTH FACING GARDEN, early inspection is advised.*



# Woodmansterne Road

Front

Kitchen 9'10" x 6'6" (3.00 x 2.00)



Reception 1 13'1" x 12'1" (4.00 x 3.70)

Bedroom 1 15'1" x 11'5" (4.60 x 3.50)



Reception 2 16'8" x 11'5" (5.10 x 3.50)

Bedroom 2 14'9" x 11'5" (4.50 x 3.50)





# Woodmansterne Road

Bedroom 3 7'6" x 6'6" (2.30 x 2.00)



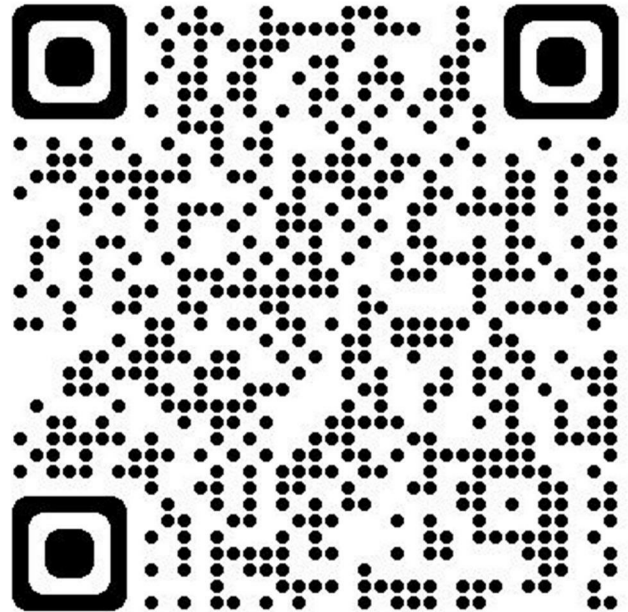
Garden 54'1" x 19'0" (16.50 x 5.80)



Bathroom 7'6" x 6'6" (2.30 x 2.00)



Buyers Guide



Back



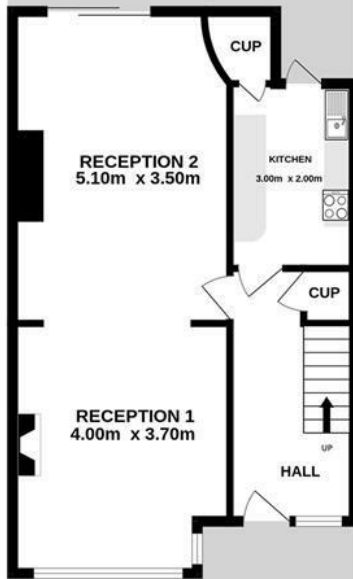


GARDEN  
(approx)  
16.5m x 5.8m



GROUND FLOOR  
511 sq.ft. (47.5 sq.m.) approx.

1ST FLOOR  
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 1006 sq.ft. (93.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

