

**FOR SALE**



**Woodgate Drive, Streatham SW16**

**GUIDE PRICE £500,000 Freehold**

 **3**

 **2**

  
**samuel estates**  
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# Property Description

A beautifully presented three-bedroom home that offers a perfect blend of modern living and cosy charm. Located on Woodgate Drive, this property is ideally suited for first-time buyers, young families, or professionals.

As you step inside, you're welcomed by a bright and airy entrance hall, setting the tone for the rest of the home. To the left, the well-appointed kitchen boasts sleek modern countertops, built-in appliances, and ample cupboard space; ideal for those who love to cook and entertain. Across the hall, a stylish downstairs toilet adds to the home's convenience.

At the heart of the property, the generous living and dining area features elegant wooden flooring and plenty of space for a large L-shaped sofa and dining table. Sliding doors open onto a private, south-facing garden, bathing the space in natural light and creating a seamless indoor-outdoor flow; perfect for summer evenings and weekend gatherings.

Upstairs, you'll find three well-proportioned bedrooms. The master bedroom is a true retreat, complete with its own en-suite shower room. The second bedroom is equally spacious, while the third is ideal as a nursery, guest room, or a home office for those working remotely. A modern family bathroom completes the upper floor.

The property is conveniently located close to Streatham Common train station, offering excellent transport links into Balham, where you can access the Tube, or direct services into London Victoria and London Bridge; making commuting a breeze. With its stylish interiors, fantastic location, and thoughtful layout, this home is ready to welcome its new owners.

Arrange a viewing today and experience the warmth and charm of this delightful property for yourself.

## Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		88
69-80 C	71	
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

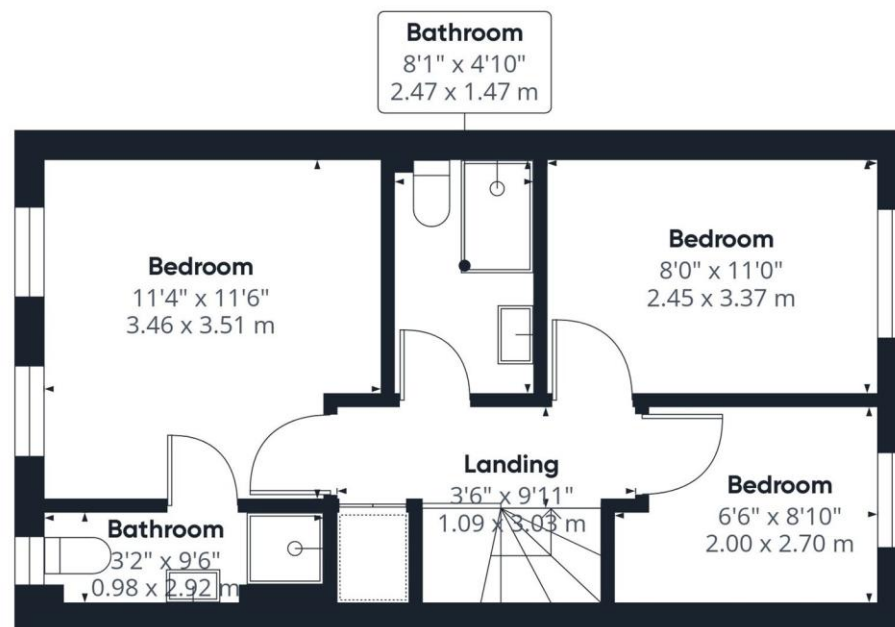








Ground Floor



Floor 1

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

790.18 ft<sup>2</sup>

73.41 m<sup>2</sup>

**Reduced headroom**

7.81 ft<sup>2</sup>

0.73 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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** – E

**Local Authority** – Lambeth Council



**Property Type**  
House (Terraced)



**Construction Type**  
Brick



**Parking**  
Allocated Parking



**External Wall Survey**  
N/A



**Water Supply**  
Thames Water



**Electricity Supply**  
Mains



**Heating**  
Central Gas Heating



**Broadband**  
Standard / Ultrafast



**Mobile Signal**  
Good Coverage

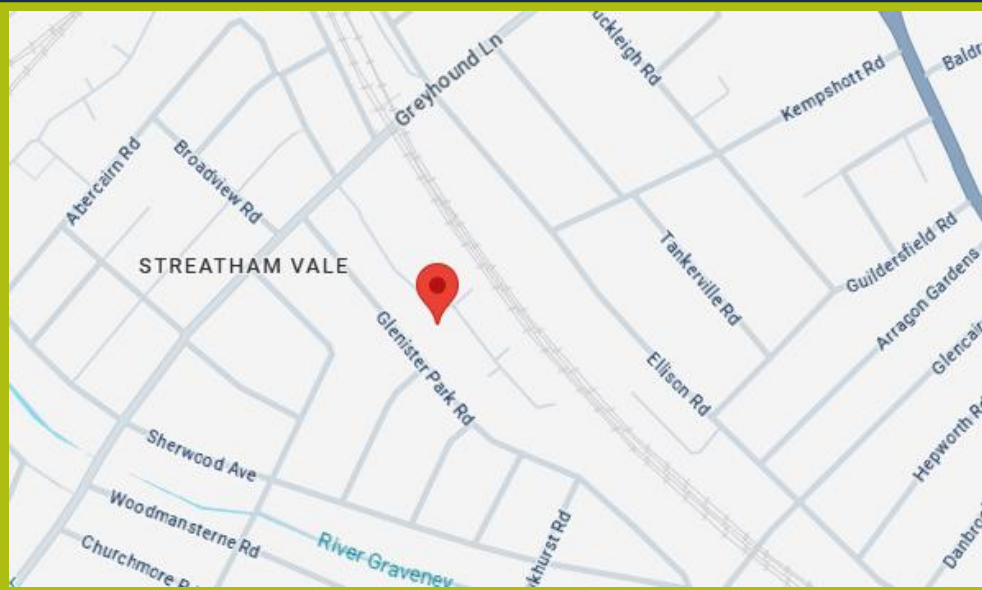


### Flood Risk

*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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