



45 Woodbourne Avenue, London

OIEO £1,500,000 Freehold



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A Substantial Family Home on Streatham Premier Road, Off-Street Parking, South-Facing Garden, 3000 ft.²

Set on one of Streatham's most prestigious addresses, this exceptional five-bedroom home offers over 3,000 sq ft of versatile living space, off-street parking for multiple cars, and a secluded south-facing garden - all within walking distance of Tooting Bec Common and Streatham Hill Station.

From the moment you step inside, the sense of scale and character is clear. A wide entrance hallway leads to two elegant reception rooms; the front enjoys a bay window, and the rear flows seamlessly onto the garden. The heart of the home is the spacious kitchen-diner, perfectly designed for family living and entertaining, with French doors opening onto the private garden. A shed is attached to the building. At the end of the garden, providing access to a high-end outbuilding with electrics, split into two rooms. Currently used as a tool workshop and a potential office. The



- › Over 3,000 Sq Ft Of Living Space
- › Driveway With Off-Street Parking For Several Cars
- › Two Elegant Reception Rooms
- › Premier Road In Streatham Hill
- › Secluded South-Facing Garden
- › Large Kitchen-Diner Opening To Garden
- › Outbuilding With Multiple Uses
- › 3 Min Walk Tooting Bec Common
- › 5 Min Walk to Streatham High Road
- › Short Walk to Streatham Hill Train Station



Woodbourne Avenue, Streatham Hill - SW16

Approximate Gross Internal Area = 281.1 sq m / 3026 sq ft
(Excluding Outbuilding)



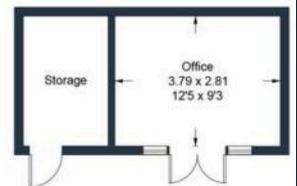
Ground Floor



First Floor



Second Floor



(Not Shown In Actual Location / Orientation)
Outbuilding

Illustration for identification purposes only, measurements are approximate, not to scale. Produced by Haboodle Estate Agents (ID1244693)



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