

FOR SALE



Rosedene Avenue, Streatham, SW16

GUIDE £700,000.00 Freehold

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Property Description

A beautifully presented and generously proportioned chain-free three-bedroom semi-detached house, ideally positioned on the highly sought-after Rosedene Avenue in Streatham, SW16. Offering bright, well-balanced accommodation and a private garden, this attractive home is perfectly suited to families and buyers seeking space, comfort and convenience.

The property opens into a welcoming entrance hall which leads through to a spacious reception room with ample room for both relaxing and dining. To the rear, a modern and stylish kitchen provides excellent storage and worktop space and offers direct access to the garden, creating a practical and sociable layout for everyday living and entertaining. A convenient downstairs WC completes the ground floor.

Upstairs, the first floor offers two generous double bedrooms and a well-proportioned single bedroom, ideal for a child's room, guest bedroom or home office. These are served by a contemporary three-piece family bathroom featuring a shower over the bath.

Externally, the property benefits from a good-sized private rear garden with useful side access, providing a wonderful space for outdoor dining, gardening or relaxing during the warmer months. Further benefits include gas central heating and unrestricted street parking with no permit required.

Rosedene Avenue is ideally located for transport links, with Streatham Hill Station (Southern services) and Tulse Hill Station (Southern and Thameslink services) both within easy reach, offering convenient connections into Central London. The area also offers excellent bus routes and a wide selection of local cafés, restaurants, pubs and independent shops. Well-regarded local schools including Dunraven School and Hitherfield Primary School are also nearby, making this a particularly appealing choice for families.

This attractive chain-free home offers a fantastic opportunity to secure a well-located property in one of Streatham's most desirable residential streets.

Disclaimer

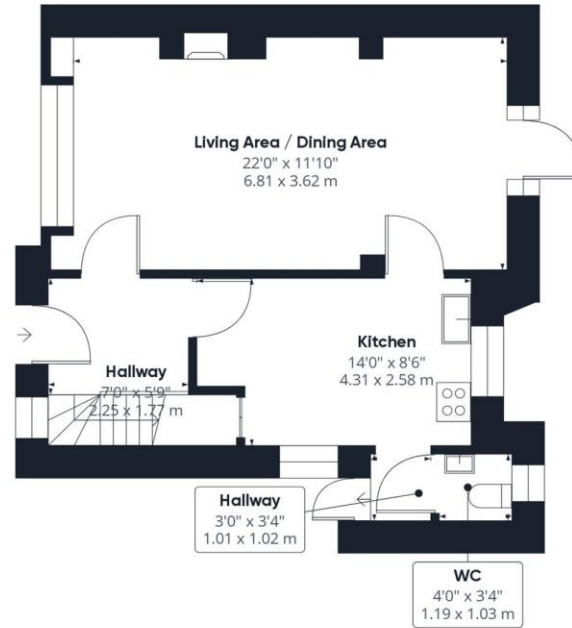
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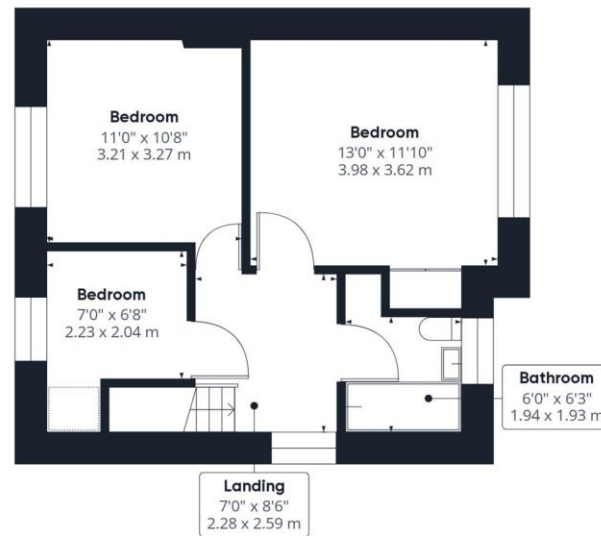
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		







Ground Floor



Floor 1

Approximate total area⁽¹⁾

921.39 ft²

85.6 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Material Information

Tenure – Freehold

Council Tax Band – E

Local Authority – Lambeth Council



Property Type

House (Semi Detached)



Construction Type

Brick



Parking

Free Street Parking



External Wall Survey

Not Applicable



Water Supply

Thames Water



Electricity Supply

Mains



Heating

Gas



Broadband

Ultra-fast



Mobile Signal

Good signal



Flood Risk

Has the property been flooded in the past five years: NO

Level of risk: None



**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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