



Avenue Road, BR3 | £750,000

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# In General

- Three double bedrooms
- Period semi-detached house
- 21ft kitchen / diner
- Cellar
- Downstairs WC
- Four piece bathroom
- Off street parking

# In Detail

A beautifully presented and much upgraded three double bedroom semi-detached Victorian house.

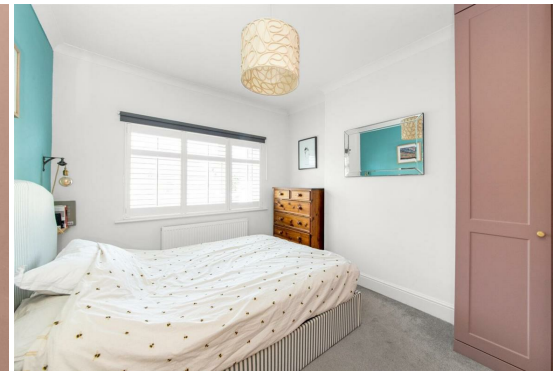
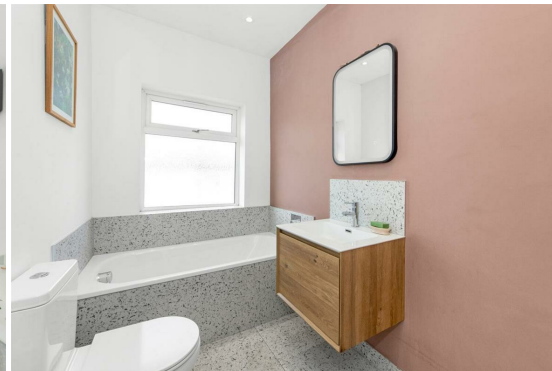
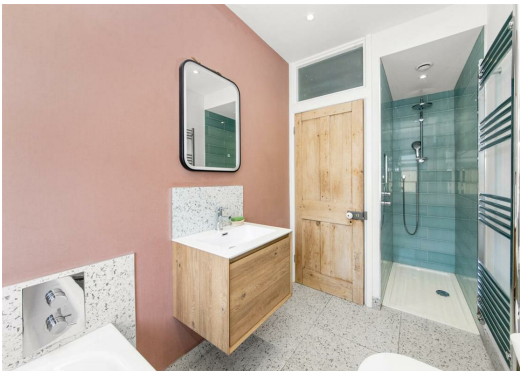
This exceptionally well finished property has been extended beyond the original build to offer balanced living and sleeping accommodation arranged over two floors. Both of the reception rooms have pretty feature fireplaces - the front with a shuttered sash box bay window and a light and bright southerly aspect. The rear reception has elegant solid wood chevron flooring and leads to a stylish kitchen / diner with skylights. This impressive space extends to 21ft and is perfect for family life and entertaining, featuring ample prep and storage, quartz surfaces and a Belfast sink. A handy WC and access to a sizeable cellar complete the ground floor. Upstairs there are three well proportioned bedrooms (one with fitted storage) and a tastefully upgraded bathroom with a separate walk-in shower.

Externally there is off street parking at the front of the house and a low maintenance rear garden with side access and an elevated patio seating area.

Avenue Road is well placed for Clock House, Kent House and Elmers End rails links, as well as the tram link to Wimbledon. Popular nearby schools include Churchfields and Stewart Fleming Primaries, and Alexandra Infants.

An excellent opportunity for a young or growing family seeking a long-term new home.

EPC: D | Council Tax Band: D



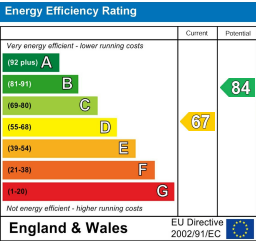
# Floorplan

Avenue Road, BR3  
Approximate Gross Internal Area  
151.6 sq m / 1632 sq ft



Reduced headroom below 1.5 m / 5'0"

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1321249)



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