

**FOR SALE**



**Buckleigh Road, Stratham, SW16**

**Offers In Excess Of £600,000 Freehold**

 **2**

 **1**

  
**samuel estates**  
YOUR PROPERTY • OUR BUSINESS

# Property Description

We are delighted to bring to the market this spacious two-bedroom detached bungalow on Buckleigh Road.

The property comprises a large reception/dining room with direct access to a generous private outdoor space, a fitted kitchen, a family bathroom, and two double bedrooms.

Situated on a sought-after residential road in the heart of Streatham Common, the property is ideally positioned close to the vibrant amenities of Streatham High Road. Residents can enjoy a wide range of bars, independent coffee shops, restaurants, several major supermarkets, and a leisure centre.

For commuters, excellent transport links are available from the area's two railway stations, offering swift services to London Bridge, Blackfriars, and Victoria. Regular bus routes also provide convenient access to Brixton Underground Station.

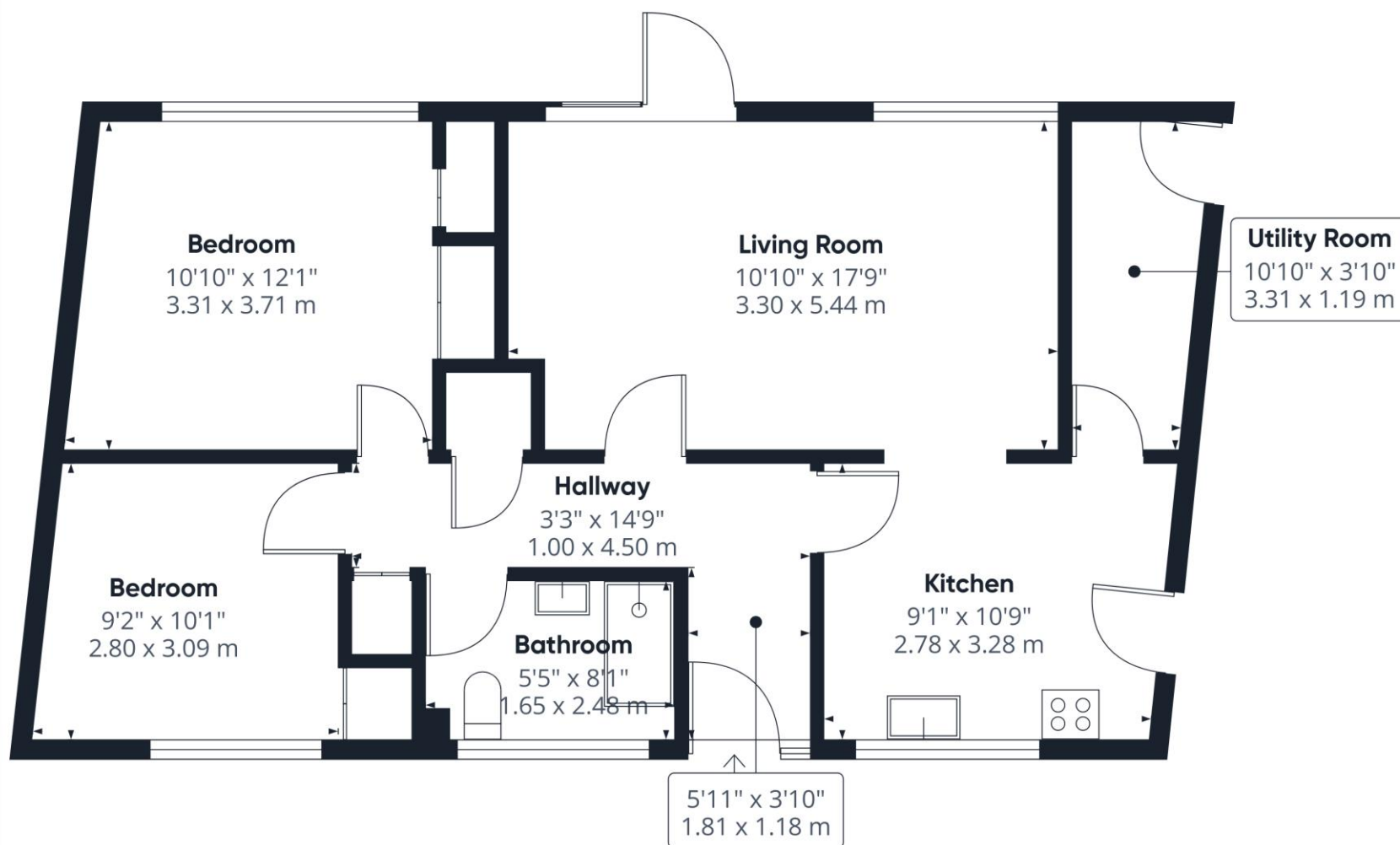
## Disclaimer

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.









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

711 ft<sup>2</sup>  
66.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## Material Information

**Tenure** – Freehold

**Council Tax Band** – E

**Local Authority** – Lambeth Council



**Property Type**  
Bungalow (Detached)



**Construction Type**  
Brick



**Parking**  
Driveway



**External Wall Survey**  
N/A



**Water Supply**  
Thames Water



**Electricity Supply**  
Mains



**Heating**  
Central Gas Heating



**Broadband**  
Standard/ Superfast/  
Ultrafast



**Mobile Signal**  
Good Coverage

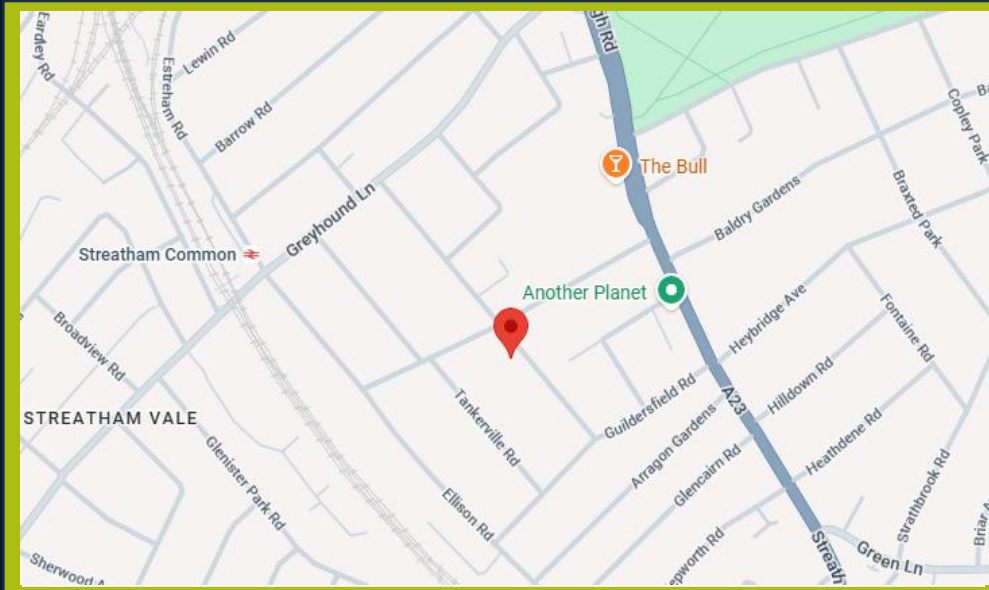


**Flood Risk**

*Has the property been flooded in the past five years: NO*  
Risk Level: 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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