



Woodmansterne Road, London SW16 5UX

welcome to

Woodmansterne Road, London

We are delighted to present this beautifully appointed three-bedroom residence, enviably positioned on the ever-popular Woodmansterne Road in the heart of Streatham Vale. Offered in excellent decorative order throughout, this impressive home is ready for immediate occupation.

The ground floor comprises a welcoming entrance hall leading to a bright and elegant front reception room. To the rear, a separate kitchen and dining area provides generous proportions and an abundance of natural light, with direct access to the private garden, creating an ideal setting for both everyday family living and entertaining. A convenient ground floor cloakroom enhances the practicality of the layout.

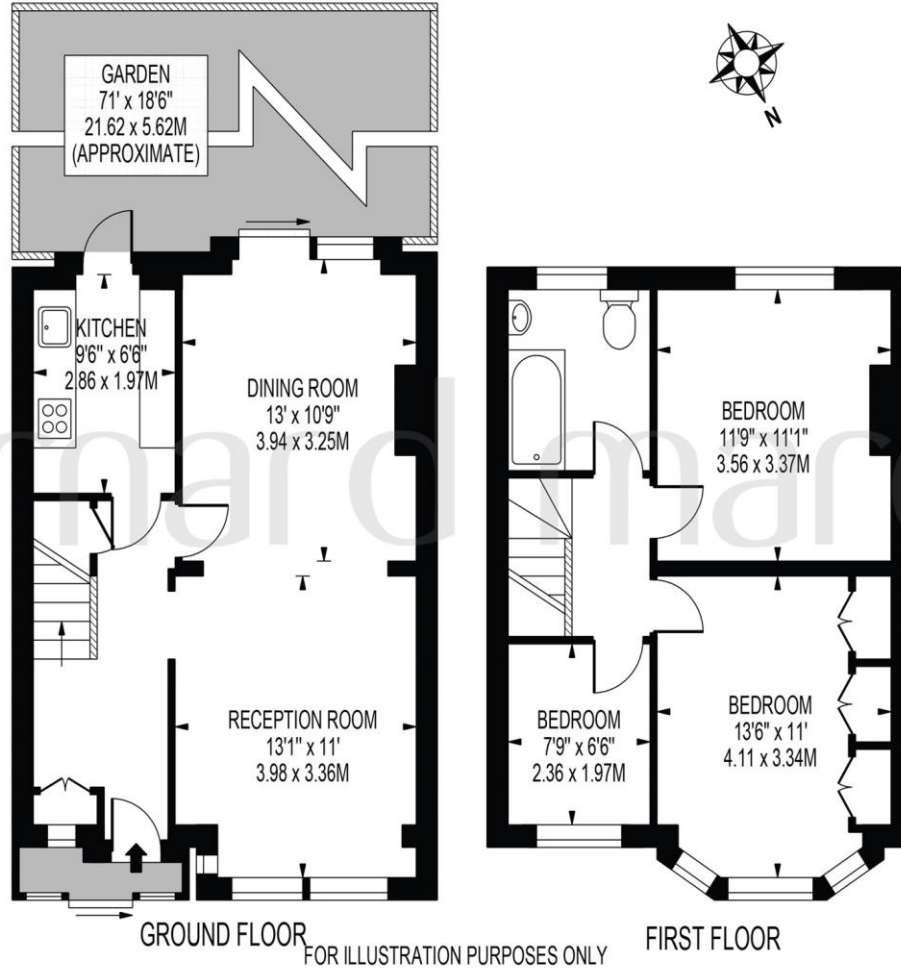
Upstairs, the property offers three well-proportioned bedrooms and a contemporary family bathroom.

Externally, the home benefits from a private rear garden providing ample space for relaxation and outdoor entertaining. To the front, a driveway affords valuable off-street parking. The property also offers excellent potential for further enhancement via a loft conversion or rear extension, subject to the necessary planning permissions and consents.



WOODMANSTERNE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 871 SQ FT - 80.88 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Agents Notes:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Woodmansterne Road, London

- Three Bedroom
- Freehold
- Off Street Parking
- Near Local Amenities
- Within walking distance of outstanding Schools

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers in excess of

£550,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/STM110583



Property Ref:
STM110583 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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