



HILLDOWN ROAD, SW16
£1,050,000 FREEHOLD

Winkworth



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The property is reached via an attractive, walled front garden with steps up to the front door. As you enter, you are invited into a grand entrance hall leading to the front reception room, adorned with bay windows and a period fireplace, flanked by a pair of exquisite high-level stained-glass windows. A practical ground floor WC and understairs storage complete the front portion of this level, while a bright rear dining room overlooking the gardens offers a charming space for family meals. The modern and fully-equipped kitchen comes with plenty of wall and base units and all the usual appliances. The second reception room offers a seamless indoor-outdoor transition with its French doors leading directly to the superb garden, featuring a sprawling lawn and a rear patio, ideal for family barbecues or just basking in the sunshine.

Upstairs, discover four generously sized double bedrooms, two of which boast fitted storage and a smart family bathroom.

Located in the desirable Hilldown Road, this property is within easy reach of the well-connected Streatham Common, Streatham (Thameslink) and Norbury stations, making for easy commuting. The area is also close to a plethora of amenities, including large Sainsbury's and Tesco Extra supermarkets, as well as the acclaimed gastro-pub "The Bull". Families will appreciate the local leisure centre, ice-rink and the nearby Rookery and Streatham Common, known for its exciting events like kite day and bonfire night.

This exceptional home is offered without an ongoing chain, making it an unmissable opportunity for those seeking a family home with masses of potential for improvement. Early viewings are strongly encouraged to avoid disappointment!



LOCATION

Streatham Common



Hilldown Road, SW16

Approximate Gross Internal Area = 1804 sq ft / 167.6 sq m
 Approximate Gross Internal Area = 770 sq ft / 71.5 sq m
 Total = 2574 sq ft / 239.1 sq m



Illustration for identification purposes only, measurements are approximate, not to scale. (ID965697)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	56	76
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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