



Glenister Park Road, SW16

OIEO £600,000 *Freehold*

4  1  2 

KEY FEATURES

- Four bedroom period family home
- Over 1200 square feet space
- Sunny south facing rear garden
- Substantial principal ensuite bedroom suite

Spanning over 1,200 square feet across three floors, this four bedroom period house provides a spacious and low-maintenance layout ideal for modern family living. The ground floor opens into an entrance hall leading through to a bright front reception room centred around a classic bay window and feature fireplace, enjoying pleasant leafy views to the front. To the rear, the ground floor opens into an expansive open-plan kitchen and dining room extending over five metres in width. Outfitted with light shaker-style cabinetry, dark worktops, and integrated cooking appliances, this main living hub provides ample space for family dining. Glazed doors open directly onto a sunny south-facing rear garden, neatly arranged with a paved patio, lawn, mature borders, and a camellia tree that provides vibrant winter colour.

Ascending to the first floor, the landing connects three well-proportioned bedrooms and a central family bathroom suite. The secondary double bedroom sits at the front with its own bay window and feature fireplace, while a further double bedroom is quietly positioned at the rear with green garden views. A fourth bedroom offers great flexibility as a nursery, study, or

- Open plan kitchen dining room
- Two feature character fireplaces
- Close to Streatham Common station
- Outstanding local school catchments

home office. Serving this level, the family bathroom is neutrally finished with a bath and overhead shower.

The top floor hosts an impressive principal bedroom suite within a loft conversion extending over twenty feet in length. Illuminated by dual skylight windows, this large double bedroom offers extensive space for bedroom furniture alongside built-in eaves storage. Completing the upper retreat is a modern en-suite shower room featuring a glass enclosure and vanity sink unit.

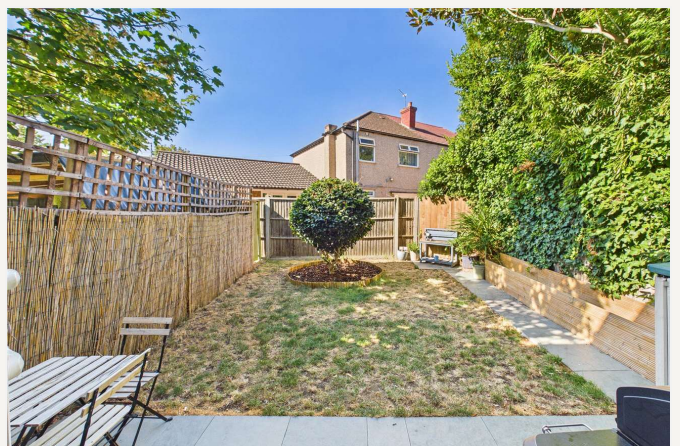
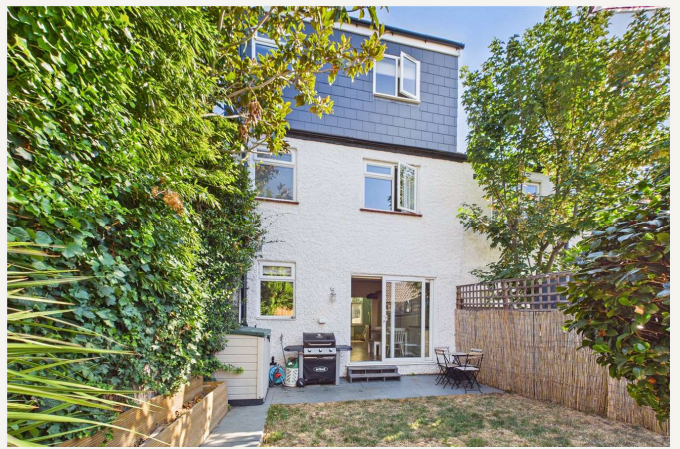
Glenister Park Road sits in a peaceful residential pocket of Streatham Vale, positioned within a short five to ten minute walk of Streatham Common station. Commuters benefit from exceptional rail links, offering swift direct connections into Balham for the Northern Line in 4 minutes, Clapham Junction in 10 minutes, London Victoria in 20 minutes, alongside direct services to London Bridge. Local life is well catered for by popular neighbourhood spots right on the doorstep, including Cut The Mustard coffee shop, David's Deli, The Estate Office Coffee, and The Railway pub. Local families are exceptionally well served by nearby Cavendish Lodge Nursery alongside a choice of Ofsted-rated outstanding primary schools. For outdoor recreation, the expansive green spaces of Streatham Common and the historic Rookery Gardens are both within easy reach.

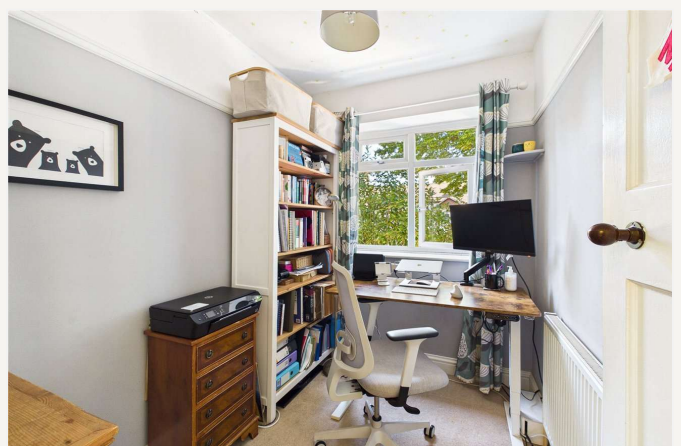
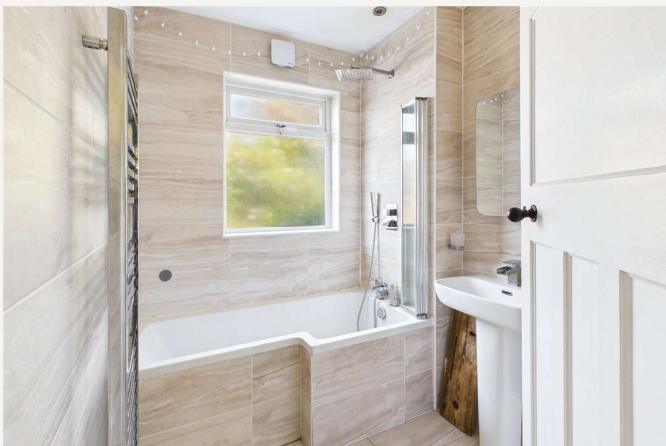
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GLENISTER PARK ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1263 SQ FT - 117.35 SQ M
(INCLUDING RESTRICTED HEIGHT AREA)
APPROXIMATE GROSS INTERNAL AREA OF RESTRICTED HEIGHT: 78 SQ FT - 7.26 SQ M



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Freehold

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: D

EPC rating: C

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