

Green Lane, SW16

Offers IEO: £750,000 FREEHOLD

5	2	2
BEDROOMS	RECEPTIONS	BATHROOMS

KEY FEATURES

01 Five bedroom family home
02 Double reception with bay window
03 Kitchen/breakfast room with island
04 Family bathroom and shower room
05 Ground floor cloakroom
06 Loft conversion with eaves storage
07 Generous decked rear garden
08 Garage and off street parking

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THE PROPERTY

Set behind a gated front garden framed by mature greenery, this handsome bay fronted home offers five bedrooms over three floors, a bright kitchen/breakfast room and the rare bonus of a garage with off street parking at the end of the garden.

The hallway sets the tone with warm wooden floors, an exposed brick wall and a ground floor cloakroom tucked beneath the stairs. The double reception room runs almost the full depth of the original house, with a shuttered bay window at the front and a fireplace fitted with a stove as its centrepiece, before double doors lead through to the kitchen.

Spanning the full width of the house, the kitchen/breakfast room is lit by three skylights and finished with sleek white cabinetry, a dark tiled floor and a large central island with hob. There is plenty of room for a dining table, and doors open straight onto the decked terrace.

On the first floor, the principal bedroom enjoys a shuttered bay window and a full wall of fitted wardrobes, joined by a second double with fitted storage, a smaller bedroom ideal as a nursery or study, and a family bathroom with a rainfall shower over the bath. The loft conversion adds two further bedrooms with Velux windows and eaves storage, served by a stylish shower room.

Outside, a generous decked terrace leads onto a lawn and gravelled seating area, with the garage and gated off street parking beyond.

Green Lane sits on the residential side of Norbury with Norbury Park close by, home to a community BMX track and a children's playground near Green Lane. Norbury station offers several trains an hour into central London, mostly to Victoria via Balham with some to London Bridge via Tulse Hill, with Victoria around 23 minutes away. The 250 bus stops on Green Lane, London Road's shops and cafés are a short walk away, and Streatham Common and The Rookery are close at hand for weekend strolls. There is also a good choice of local primary and secondary schools.

THE DETAILS

TENURE
Freehold

COUNCIL TAX BAND
E

EPC RATING
C







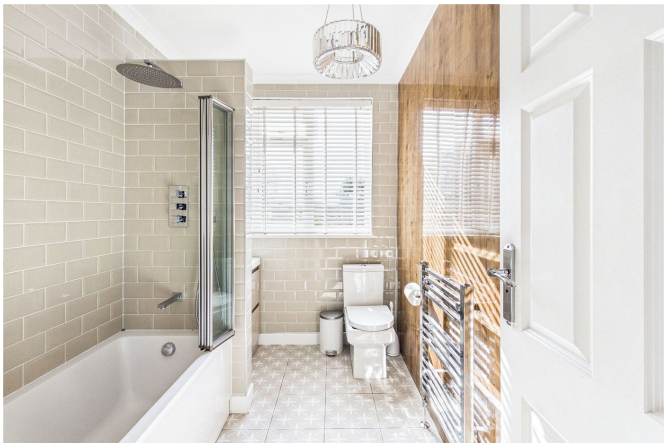




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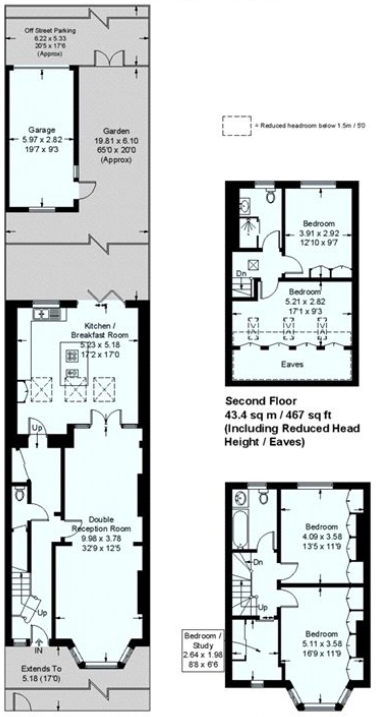


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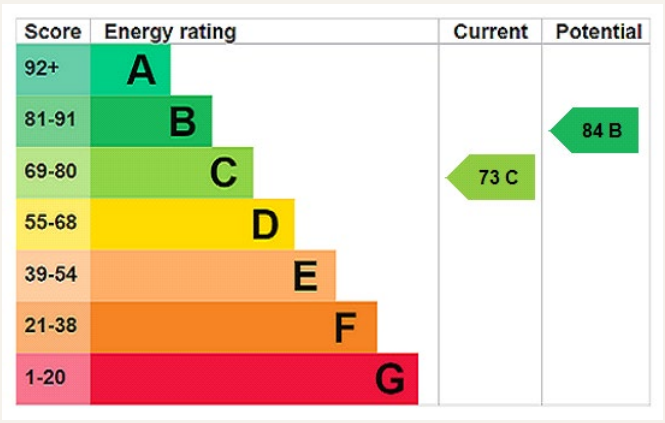
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Approximate Gross Internal Area = 174.8 sq m / 1882 sq ft
(Including Reduced Head Height / Eaves)
Garage = 16.7 sq m / 180 sq ft
Total = 191.5 sq m / 2062 sq ft
Approximate Gross Internal Area = 163.9 sq m / 1764 sq ft
(Excluding Reduced Head Height / Eaves)
Garage = 16.7 sq m / 180 sq ft
Total = 180.6 sq m / 1944 sq ft



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. (ID490841)

ENERGY PERFORMANCE



VIEWINGS

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