

Valley Road, SW16

£900,000 FREEHOLD

4	1	2
BEDROOMS	RECEPTIONS	BATHROOMS

KEY FEATURES

01 Four bedroom family house

02 Extended open plan kitchen

03 Picture window seat

04 Moroccan inspired family bathroom

05 Principal loft suite with en suite

06 Herringbone parquet flooring

07 Landscaped rear garden

08 Character throughout

Winkworth Streatham

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THE PROPERTY

Set behind a smart brick front wall on Valley Road, this four bedroom family house has been renovated with real care and a confident eye. Its striking gabled frontage, framed in black with an arched front door, gives a good hint of the character inside.

The entrance hall sets the tone straight away, with herringbone parquet, an elegant painted staircase and a cast iron style radiator. The reception room sits at the front. It is a warm and inviting space with a large bay window, more herringbone flooring and brass wall lights.

The real heart of the house is at the back. The extended kitchen and dining room is finished with polished concrete style flooring and sage green cabinetry. There are fluted glass wall units, a brushed brass tap, a range cooker and a large island with a breakfast bar. Black framed glazed doors open straight onto the garden, and a deep picture window seat looks out over the trees, ideal for a morning coffee or a quiet read. Off the hallway is a cloakroom finished in rich patterned wallpaper and glossy green metro tiles. On the first floor there are two generous bedrooms and a third that would suit a nursery or study. The largest of these currently works as a playful children's room, with a mezzanine platform and stepped storage. The family bathroom is a standout, with a Moroccan inspired scheme of sage tiles, terracotta floor, a hand painted basin, brass fittings and a freestanding bath.

The loft space is gorgeous. It has been turned into a principal suite with Velux windows, fitted wardrobes, a Juliet balcony over the garden and a cosy reading nook tucked into the front gable. Eaves storage sits alongside. The en suite carries the same style, with terracotta tiling, a stone vessel basin, a walk in shower and another freestanding bath.

Outside, the rear garden has a paved terrace that leads onto gravel and raised planters, all strung with festoon lighting, with a shed at the far end. This is a home its owners have clearly loved, and it shows in every room.

Valley Road is a short walk from Streatham station, which has Southern and Thameslink services into London Bridge, Blackfriars and the City. Streatham Hill and West Norwood stations are also close by. Streatham Common, The Rookery and Unigate Wood are all nearby for weekend walks. Streatham High Road is just around the corner, with its cafés, restaurants, shops and the leisure centre. Families have a good choice of well regarded primary and secondary schools in the area.

THE DETAILS

TENURE
Freehold

COUNCIL TAX BAND
E

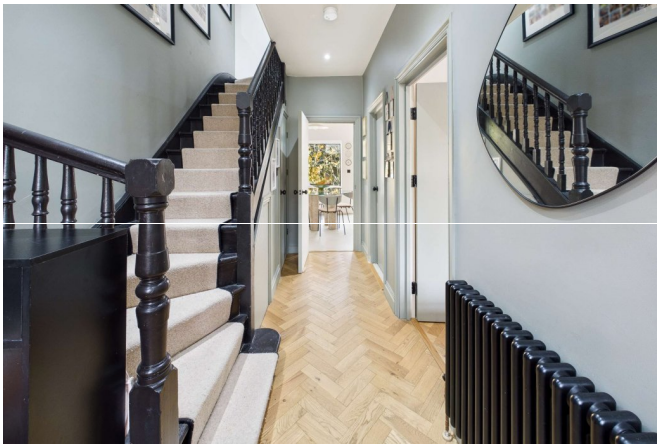
EPC RATING
B

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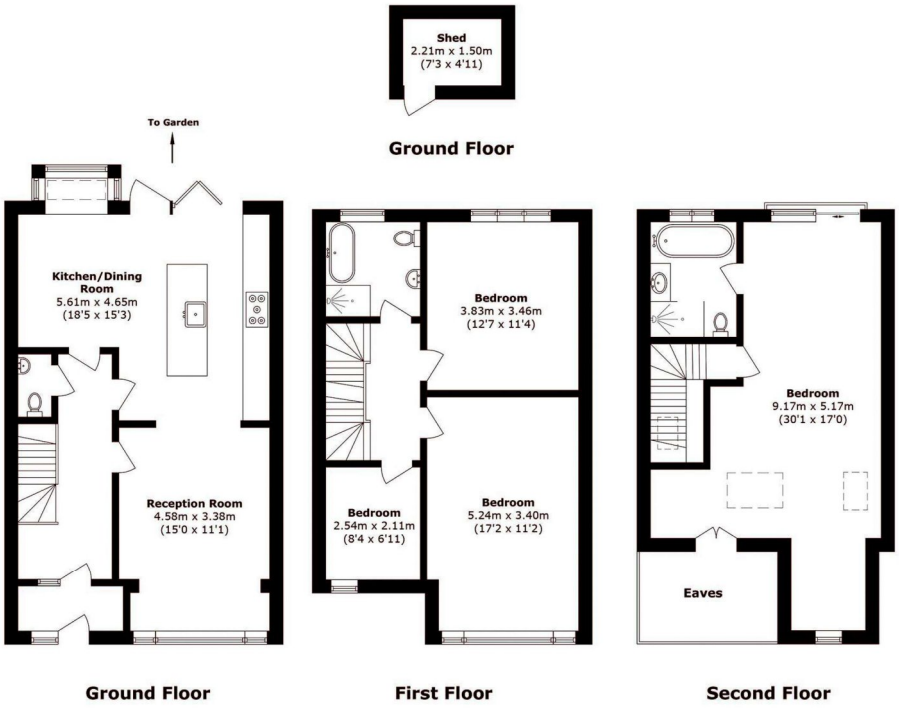
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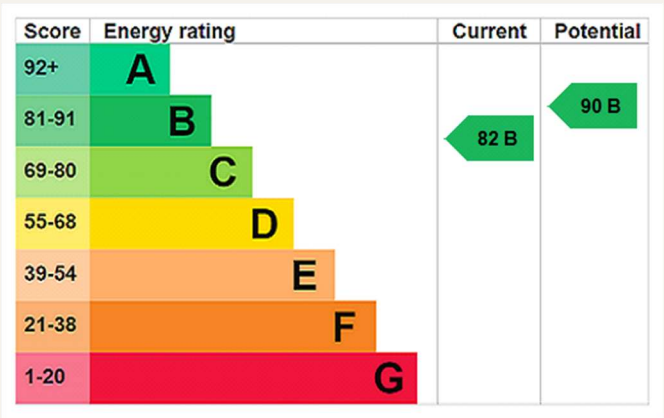


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Total area (approx.): 143.2 sq. m (1541.4 sq. ft)
(Excluding Eaves)
Outbuilding area (approx.): 3.3 sq. m (35.5 sq. ft)

ENERGY PERFORMANCE



VIEWINGS

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