

Leigh Orchard Close, SW16

£675,000 FREEHOLD

3	2	1
BEDROOMS	RECEPTIONS	BATHROOMS

KEY FEATURES

01 Three bedroom family house	05 Kitchen with garden access
02 Private paved rear garden	06 Separate bathroom and WC
03 Garage and off street parking	07 Quiet residential close
04 Light filled through reception room	08 Close to Streatham Hill

Winkworth Streatham

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THE PROPERTY

Tucked away in a quiet close in Streatham Wells, this three bedroom family house offers bright, well balanced accommodation, a private paved garden, a garage and off street parking.

The front door opens into a welcoming hallway with stairs rising to the first floor. To the left, the living room runs the full depth of the house. Windows at the front and sliding doors at the rear fill it with natural light from both ends, giving space for a comfortable sitting area and a dining table, with the garden in view as you settle in. The kitchen sits at the back, fitted with white units, dark worktops and metro tiling, a range style cooker and space for a washing machine and dishwasher, with a door straight out to the garden.

Upstairs, the landing leads to three bedrooms. Two are good doubles, one overlooking the greenery at the rear and the other at the front, and the third makes an ideal child's room, nursery or home office. The bathroom has a white suite with a bath and shower over and a heated towel rail, and a separate WC is a practical touch for a busy household. Built in storage on the landing adds to the everyday ease.

Outside, the rear garden is laid to paving and framed by mature hedging and trees, a private space for summer dining that is easy to look after all year round. To the front, off street parking and a garage provide secure space for the car along with valuable extra storage.

Leigh Orchard Close sits within the Streatham Wells ward of Lambeth, a peaceful residential pocket between Leigham Court Road and Mount Nod Road. Streatham Hill station is within easy walking distance for services into London Victoria, while Streatham station offers Thameslink connections through the City. The shops, cafés and restaurants of Streatham High Road are close by, and Streatham Common, Norwood Grove and Tooting Bec Common are all within reach for weekend walks. Dunraven School is right on the doorstep, with a choice of well regarded primary schools in the surrounding streets.

THE DETAILS

TENURE
Freehold

COUNCIL TAX BAND
D

EPC RATING
D

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Approximate total area(1)

67.9 m²

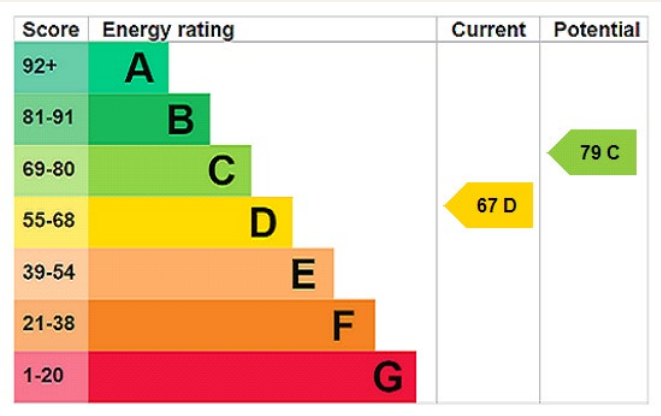
731 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

ENERGY PERFORMANCE



VIEWINGS

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