



Leigh Orchard Close, SW16

£695,000 FREEHOLD

3

BEDROOMS

2

RECEPTIONS

1

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







(1) Excluding balconies and terraces

GIRAFFE360

ENERGY PERFORMANCE

VIEWINGS

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