



Whinfell Close, SW16

£650,000 FREEHOLD

3

BEDROOMS

1

RECEPTIONS

1

BATHROOMS

KEY FEATURES

- | | |
|---|---------------------------------------|
| 01 Three bedroom family house | 05 Two double bedrooms with wardrobes |
| 02 Quiet, tucked away residential close | 06 Tiered, private rear garden |
| 03 L shaped reception with fireplace | 07 Garage in nearby block |
| 04 French doors onto garden | 08 Moments from Tooting Bec Common |

Winkworth Streatham

020 8769 6699 streatham@winkworth.co.uk

Winkworth

for every step...



THE PROPERTY

The front door opens into a welcoming hallway with stairs rising to the first floor. To one side sits the kitchen, a bright and practical space arranged around a generous window overlooking the close. Warm wood effect worktops run across cream units, with a double oven cooker beneath a stainless-steel extractor, an integrated sink positioned beneath the window, and room for a full complement of appliances including dishwasher, washing machine and fridge. The reception room is the real heart of the house. Stretching the full depth of the ground floor, it is an L shaped space with strip timber flooring underfoot and light arriving from two directions. A set of glazed French doors with tall side panels opens straight onto the garden, while a sash window lights a separate seating area that works beautifully as a snug, study corner or dining space. A timber mantel and fireplace give the room a natural focal point. Upstairs, a light landing with glazed transoms above the doors leads to three bedrooms. Two are good sized doubles with stripped timber floors and fitted wardrobes, both looking out over the greenery at the rear, while the third is carpeted and would suit a child's room, guest room or home office. The bathroom completes the floor, finished in crisp white tiling with a bath and overhead shower, pedestal basin and a large window bringing in plenty of daylight.

Outside, the rear garden is a genuine highlight. Laid out over two levels, a paved terrace leads up brick steps to a raised seating area, framed by established conifers, shrubs and a beautiful variegated hedge that offers real privacy and a lovely change of colour through the seasons. The garage sits within a nearby block, offering secure parking or valuable extra storage.

Whinfell Close is located off Riggindale Road, a particularly quiet road with no through road at one end. Tooting Bec Common is at the end of the road, offering open green space, tennis courts, athletics tracks and Tooting Lido. For commuters, Streatham rail station is approximately a 10 minute walk away, with Tooting Bec Underground (Northern line), Streatham Common and Streatham Hill also nearby, together with numerous bus routes, and Thameslink services run from Streatham station. Independent shops, bars and restaurants can be found in both Streatham and Balham.

THE DETAILS

TENURE
Freehold

COUNCIL TAX BAND
E

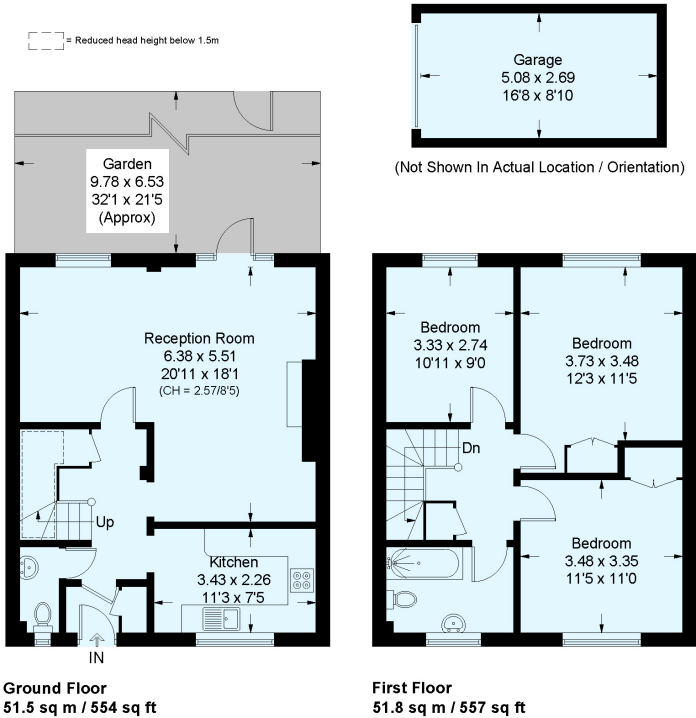
EPC RATING
E





Whinfell Close, London, SW16

Approximate Floor Area = 103.3 sq m / 1111 sq ft
Garage = 13.8 sq m / 148 sq ft
Total = 117.1 sq m / 1259 sq ft
Including Limited Use Area (3.9 sq m / 42 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. (ID729313)

ENERGY PERFORMANCE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

VIEWINGS

Winkworth Streatham

020 8769 6699 streatham@winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.