

Cricklade Avenue, SW2

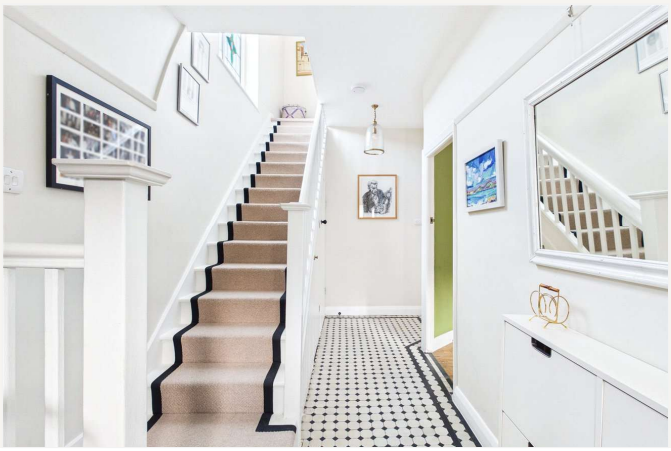
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OFFERS IN EXCESS £1,000,000 *Freehold*

Set on one of Streatham Hill's most sought after roads, this handsome semi-detached family home offers five bedrooms arranged over three floors, along with a self contained annex at the foot of a lovely rear garden.

KEY FEATURES

- Five bedroom semi-detached home
- Leigham Court Conservation Area
- Self contained garden annex
- Open plan kitchen and living
- Bay fronted reception with stove
- Two bathrooms and cloakroom





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The front door opens into a bright entrance hall with a striking black and white tiled floor, useful understairs storage and a ground floor WC. To the front, the living room is a wonderfully characterful space, with a deep bay window drawing in plenty of light, a wood burning stove as its focal point and fitted shelving and cupboards built into the alcoves either side.

To the rear, the kitchen and living area runs the full width of the house and is very much the heart of the home. The kitchen is fitted with crisp white shaker style cabinetry, open shelving and a sink set beneath the window, leaving generous room for a family dining table and a comfortable seating area beyond. Wide glazed doors open straight onto the garden, making it an easy space for entertaining through the warmer months.

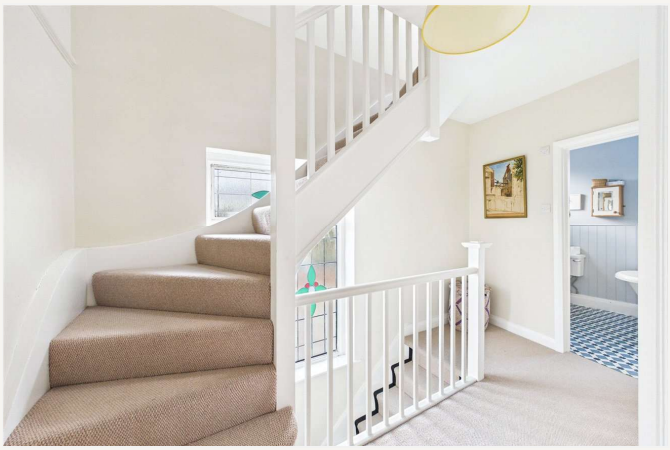
The first floor landing leads to three bedrooms, including a well proportioned principal room to the front with a bay window, a second double to the rear and a smaller third bedroom currently set up as a home office. The family bathroom is a real highlight, with a freestanding roll top bath, a separate shower enclosure, panelled walls and patterned floor tiles.

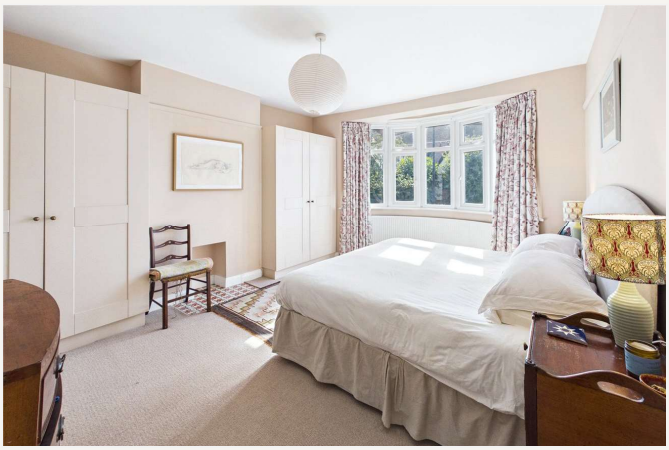








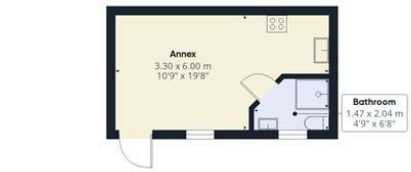






MATERIAL INFO

Tenure: Freehold
Term: 0 year and 0 months
Service Charge: £0 per annum
Ground Rent: £ 0 Annually (subject to increase)
Council Tax Band: E
EPC rating: C





First Floor



Second Floor



Ground Floor



Approximate total area(1)

166.8 m²

1796 ft²

Reduced headroom

4.7 m²

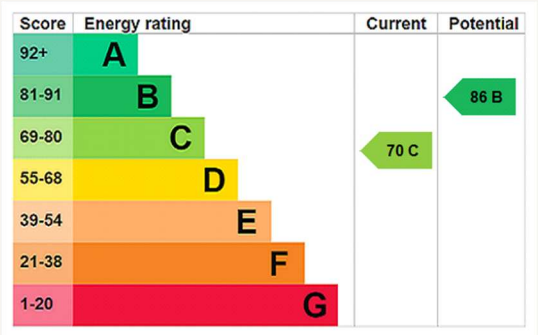
50 ft²

(1) Excluding balconies and terraces

Reduced headroom ..... Below 1.5 m/5 ft

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

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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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