



Pollards Hill South, SW16

Offers IEO: £800,000 *Freehold*



KEY FEATURES

- Semi-detached family home
- Landscaped driveway & frontage
- Bright reception with fireplace
- Contemporary kitchen/dining room
- Bi-fold doors to landscaped garden
- Four double bedrooms
- Stylish bathroom & en-suite
- Juliet balcony with garden views

Set on a peaceful residential street, this beautifully extended family home offers a seamless blend of period charm and modern living. A landscaped driveway and smartly presented frontage lead into a welcoming entrance lobby and hallway with a convenient downstairs WC and useful storage. To the front, a bright reception room features plantation shutters and a striking fireplace, while to the rear, the heart of the home is revealed: a contemporary kitchen/dining space with a breakfast bar, flooded with light from skylights above. Bi-folding doors open directly onto the landscaped garden, where a raised deck leads down to a mature lawn and planted borders. Side access makes it particularly practical for bikes and garden storage. Upstairs, the first floor provides three well-proportioned double bedrooms and a stylish family bathroom, complete with freestanding bathtub and separate shower. The second floor has been thoughtfully converted to create a superb principal suite with fitted wardrobes, an en-suite shower room, and a Juliet balcony that frames green views of the garden.

Altogether, the property offers a rare opportunity to secure a turn-key family home in a sought-after location. Just 0.7 miles from Norbury station, with Thornton Heath and Streatham Common also within easy reach, the area is well connected for swift journeys across London. Families will appreciate the proximity to highly regarded schools such as Winterbourne Boys' Academy and Harris Academy Merton, while everyday amenities, GP services, and regular bus routes are all close by. For leisure, the wide green spaces of Pollards Hill Open Space provide a welcome retreat within moments of the doorstep.

Streatham

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TOTAL: 1477 sq. ft, 137.2 m2
GROUND FLOOR: 695 sq. ft, 65 m2, FIRST FLOOR: 538 sq. ft, 50 m2, SECOND FLOOR: 231 sq. ft, 21 m2
LOW CEILING: 13 sq. ft

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or Winkworth. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Freehold
Council Tax Band: E
EPC rating: D

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