



## Valleyfield Road, SW16

£950,000 *Freehold*

4  2  1 

### KEY FEATURES

- Four bedrooms
- Two reception rooms
- Family bathroom & WC
- Large rear garden
- Off-street parking
- Garage & side access
- Fantastic skyline views
- Scope to modernise

Offered to the market for the first time in over 40 years, this semi-detached family home on Valleyfield Road presents a rare opportunity to secure a property with charm, space, and potential. The ground floor opens with a bright hallway leading into two generous reception rooms. The front room features a wide bay window, while the rear dining room provides direct access to the expansive garden. A fitted kitchen also opens to the garden and benefits from side access, complemented by a convenient downstairs WC and an integrated garage. Upstairs hosts four well-proportioned bedrooms, each filled with natural light, including two spacious doubles overlooking the garden with far-reaching views towards the London skyline. A family bathroom serves the first floor. Outside, the property boasts a substantial rear garden, perfect for entertaining and family life, as well as off-street parking to the front. With ample scope to modernise and extend (subject to planning), this home is ready to be shaped to individual taste.

Valleyfield Road is ideally positioned within walking distance of Streatham Common and The Rookery Gardens, offering a wonderful balance of green space and community. Local schools, transport links from Streatham and Streatham Common stations, and a wide array of shops and amenities on Streatham High Road are all within easy reach.

### Streatham

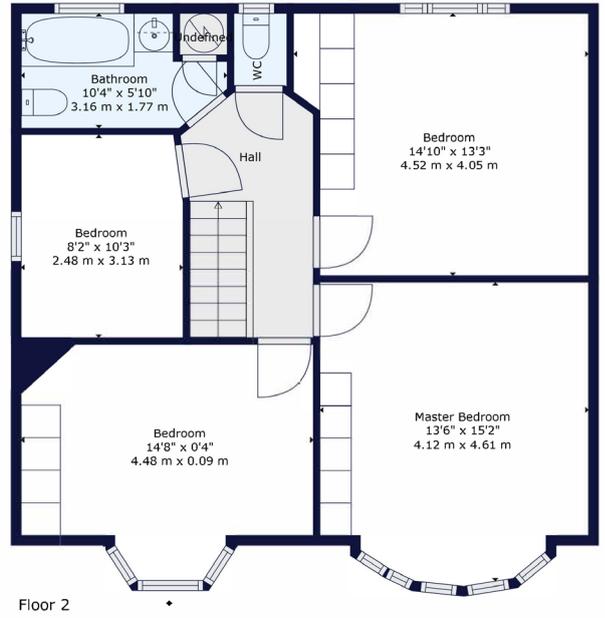
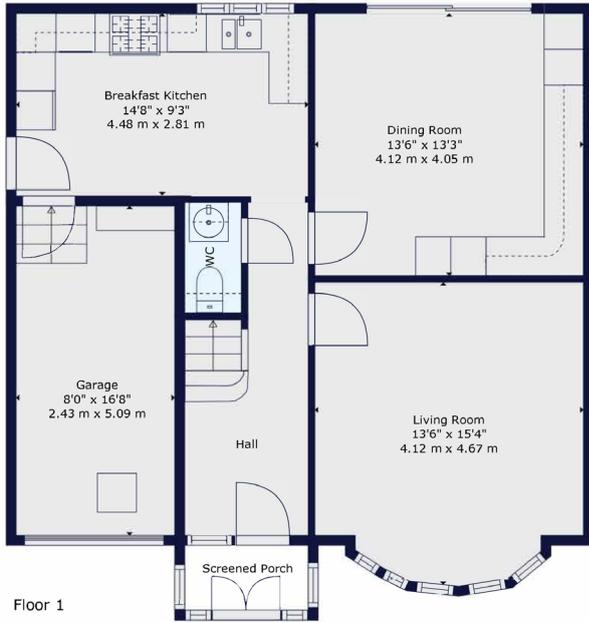
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**TOTAL: 1530 sq. ft, 142.1 m<sup>2</sup>**  
 GROUND FLOOR: 628 sq. ft, 58 m<sup>2</sup>, FIRST FLOOR: 769 sq. ft, 71 m<sup>2</sup>  
 GARAGE: 133 sq. ft, 12 m<sup>2</sup>, SCREENED PORCH: 20 sq. ft, 2 m<sup>2</sup>

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.



## MATERIAL INFO

**Tenure:** Freehold

**Council Tax Band:** F

**EPC rating:** To be confirmed

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