



WOODFIELD AVENUE, SW16
£1,500,000 FREEHOLD

Winkworth



WOODFIELD AVENUE, SW16

Available exclusively through Winkworth, discover this spacious semi-detached family home which offers plenty of scope for improvement. The property is located near Streatham Hill station, excellent schools, and the green expanse of Tooting Bec Common with its iconic Lido.

We are thrilled to introduce this substantial semi-detached family house that boasts over 3,000 sq. ft. of living space. Nestled behind an attractive front garden and a driveway, this unique property is being offered for sale for the first time in a generation.

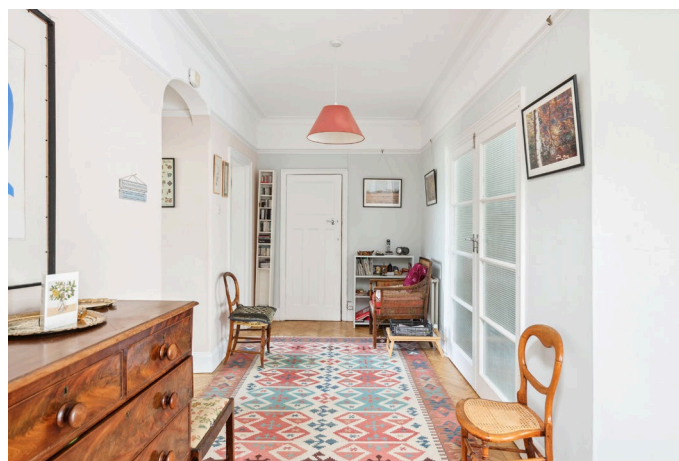
The ground floor presents a generous layout, including a spacious hall/ lobby, two sizeable reception rooms (front and rear), a downstairs shower room with a wash hand basin & WC, and an eat-in kitchen/breakfast room. Both the kitchen and the rear dining room provide access to the southeast-facing garden, which extends generously in terms of both length and width, while also backing onto the Woodfield Grove Tennis Club. There is also a handy side access from the front, bringing you through to the garden.

Progressing upstairs, you'll find four well-proportioned double bedrooms, each boasting large windows, with two of them featuring fitted wardrobes. A study room adds to the convenience. The family bathroom, accessible from both the principal bedroom and the upper landing, is equipped with a bath featuring a shower overhead, a wash hand basin, and a WC. An additional WC is also situated on this level.

The property offers potential for extension into the spacious loft, contingent on obtaining the required planning permissions. An additional highlight of this charming property is the off-street parking spaces provided by the garage and driveway.

Woodfield Avenue is a highly sought-after location just off Streatham High Road, in close proximity to Streatham Hill station. With convenient access to Balham, Clapham, and Dulwich, the property is ideally situated. Highly regarded local schools like Henry Cavendish, Dunraven, and Telferscott are easily accessible. The lovely green spaces of Tooting Bec Common, along with its renowned Lido, are just a stone's throw away.

LOCATION
Streatham Hill





Woodfield Avenue, London, SW16

Approximate Gross Internal Area = 3015 sq ft / 280.1 sq m
(Including Loft)

(Excluding Reduced Headroom)

Reduced Headroom = 419 sq ft / 38.9 sq m

Total = 3434 sq ft / 319.0 sq m

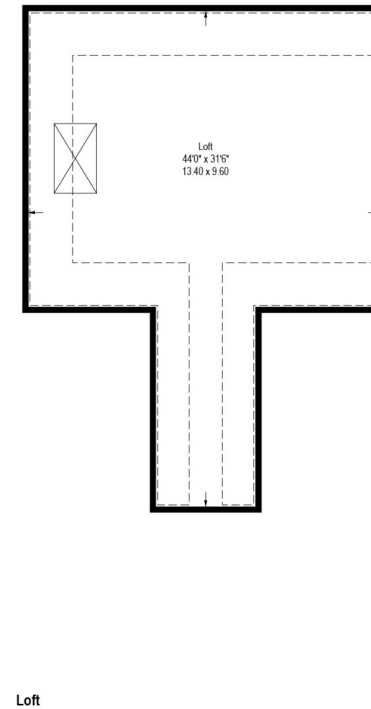
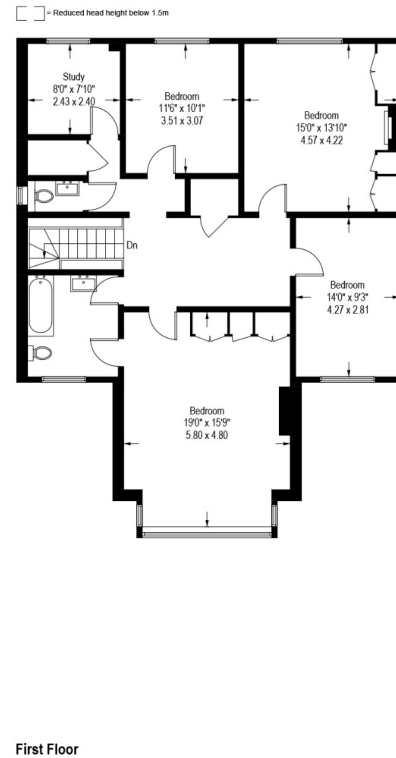
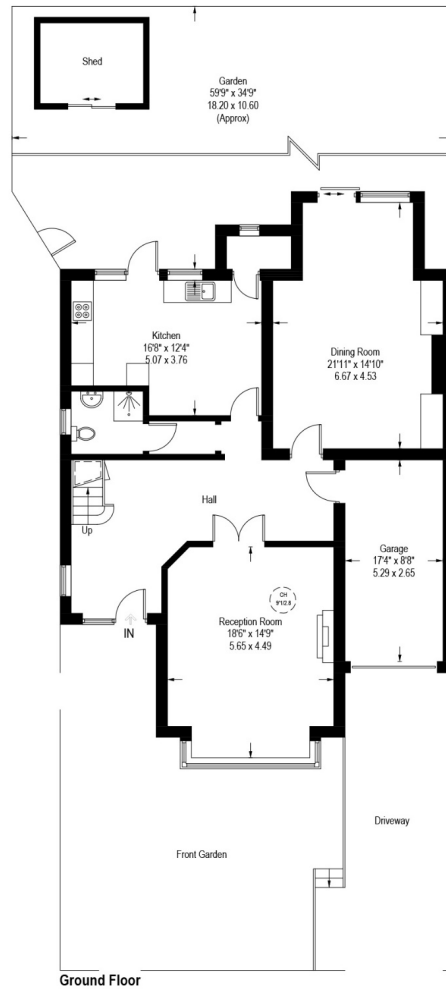


Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1002473)

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