



Lyndhurst Avenue, SW16

£600,000 *Freehold*

3  1  1 

KEY FEATURES

- Solid well-maintained family house
- Expansive landscaped rear garden
- Invaluable detached twin garage block
- Secure gated off-street parking

Enviably located on a highly desirable residential street, this exceptionally solid and well-maintained end-of-terrace family home provides incredibly comfortable, versatile living space. Lovingly cared for and fully serviced by the current owners for over 13 years, the property stands as a fantastic opportunity for an incoming family looking to secure a quiet and safe environment. The ground floor layout flows from a welcoming entrance hallway into a bright front reception room complete with wood-effect flooring and a feature fireplace with custom built-in shelving alcoves. To the rear, a generous dining room connects seamlessly to a large brick-base conservatory extension, flooding the ground level with natural light and offering an ideal spot for year-round family gatherings. A gallery-style kitchen sits adjacent, fitted with ample counter space, integrated appliances, and a practical breakfast bar that leads through to a dedicated utility and laundry area. The ground floor

- Significant extension potential STPP
- Bright rear conservatory room
- Practical laundry and utility area
- Highly desirable residential street

layout is completed by a convenient guest WC setup.

The first-floor accommodation is neatly arranged with three comfortable bedrooms and a large, fully tiled family bathroom. The principal and second double bedrooms offer excellent proportions with substantial integrated wardrobe space, while the third bedroom serves perfectly as a quiet nursery or home office. A major advantage of this property is the significant scope for future development, with immense potential to expand the footprint via a substantial rear extension or a loft conversion, subject to the necessary planning permissions (STPP).

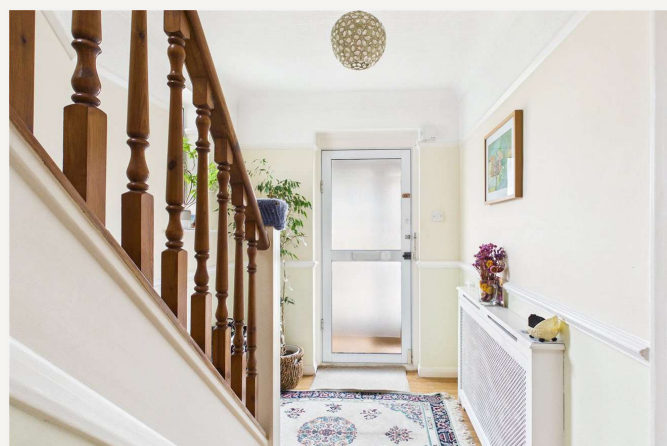
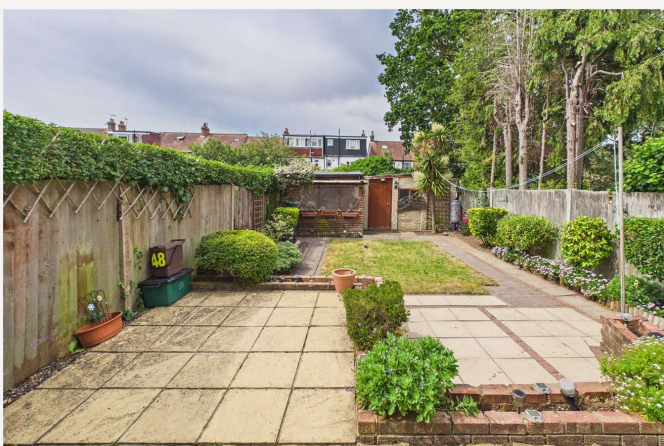
Externally, the property benefits from a beautifully landscaped, expansive private rear garden featuring an extensive paved patio zone, central lawns, and mature shrub borders. Positioned at the very end of the plot is a rare and highly valuable twin garage block providing extensive storage or workshop flexibility. The front of the house is fully enclosed by secure timber gates, opening to a private driveway that offers ample off-street parking.

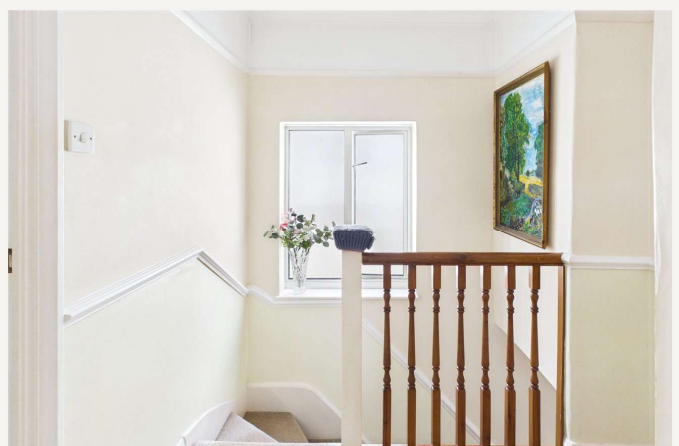
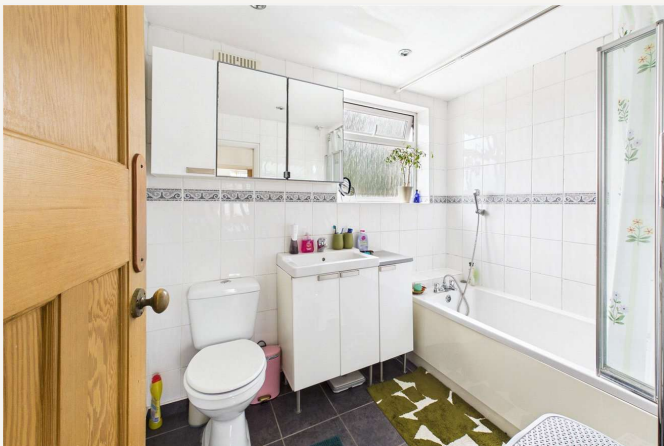
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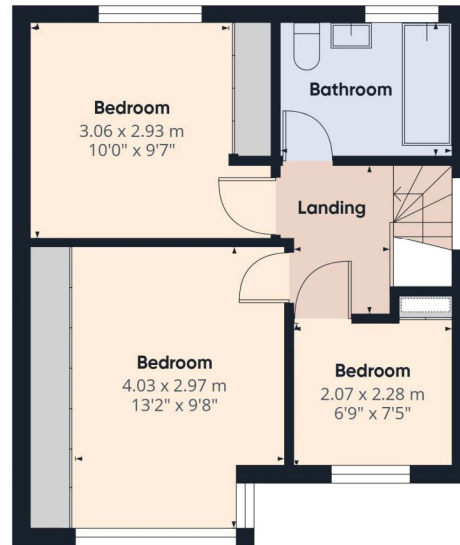
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Ground Floor Building 1



First Floor Building 1

Approximate total area⁽¹⁾

99.5 m²

1073 ft²

Reduced headroom

1 m²

11 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.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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: D

EPC rating: D

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