



Burley Close, SW16

OIEO£625,000 *Freehold*



KEY FEATURES

- Freehold house on a quiet cul-de-sac
- Four bedrooms (one currently arranged as a study)
- Semi open-plan double reception with adjoining kitchen
- Bright conservatory opening to the garden
- Planning permission for rear extension
- Garage & broad driveway
- Family bathroom plus en-suite to the top-floor main bedroom
- Two patio areas & lawned garden

Set on a quiet cul-de-sac, this light and well-kept family home offers generous space across three floors and an easy, everyday layout. A broad paved driveway sits to the front, while inside a welcoming hallway leads into a semi open-plan ground floor with a double reception flowing through to the kitchen — perfect for family life and effortless entertaining. French doors open into a bright conservatory, creating a second living zone and drawing the garden into the home. The property also benefits from planning permission for a rear ground floor extension, offering scope to further enhance the living space. Upstairs you'll find two comfortable double bedrooms, a stylish nursery/guest room and a modern family bathroom. The top floor is devoted to a serene principal suite with its own en-suite shower room and useful eaves storage. Outside, the rear garden combines a lawn for play with two paved seating areas for summer suppers, and there's a handy garage accessed from the back — ideal for bikes, tools or a small workshop as well as secure parking. Burley Close is tucked between Streatham Vale and the amenities of Streatham High Road, giving you supermarkets, cafés, independent shops and the Ice & Leisure Centre all within easy reach. Streatham Common and Norbury stations are close by for direct services into central London, while a choice of bus routes connect quickly across South London. Green space is plentiful with Streatham Common and The Rookery Gardens for weekend strolls and picnics, and there are popular local spots to eat and drink including The Mere Scribbler and a host of neighbourhood cafés.

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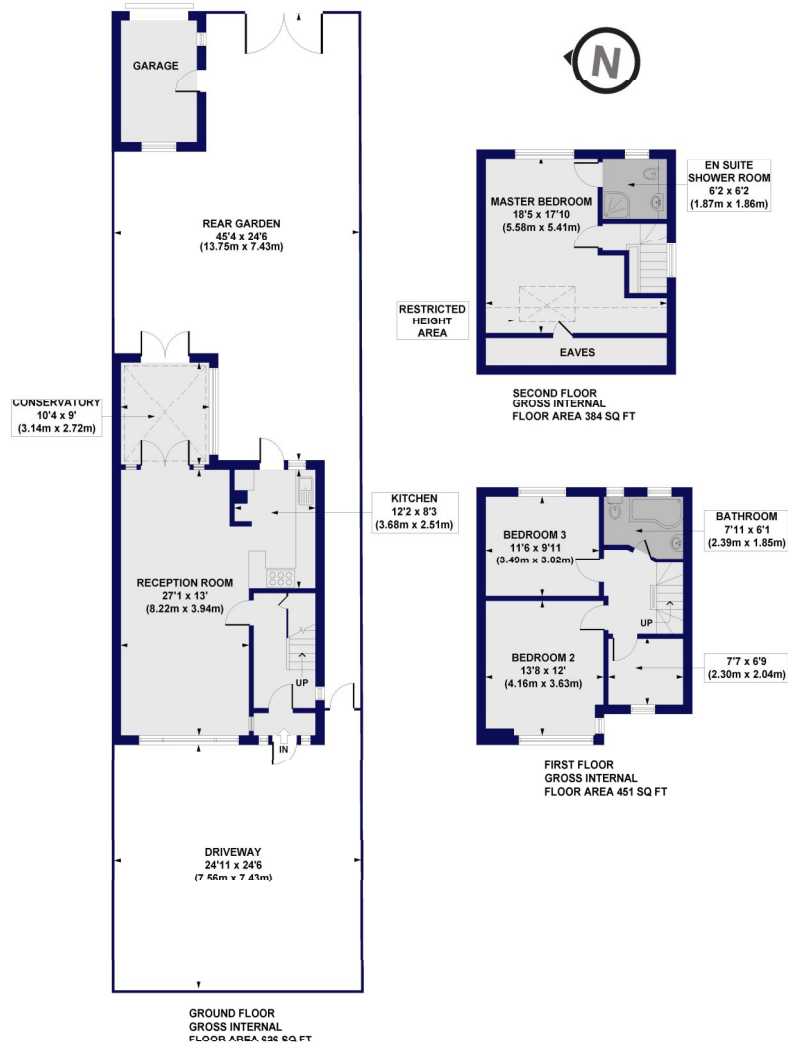
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Approx. Gross Internal Floor Area 1461 sq. ft / 135.74 sq. m (Including Restricted Height Area, Eaves & Excluding Garage)
Approx. Gross Internal Floor Area 1354 sq. ft / 125.80 sq. m (Excluding Restricted Height Area, Eaves & Garage)



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 CP Creative. 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

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

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