



Cricklade Avenue, SW2

£975,000 *Freehold*

3  2  1 

KEY FEATURES

- Double fronted Edwardian home
- Three double bedrooms
- Open plan double aspect kitchen dining
- Separate double aspect reception room
- Garden access from living and kitchen
- Beautifully maintained throughout
- Landscaped front and rear garden with lighting
- Recently completely refurbished

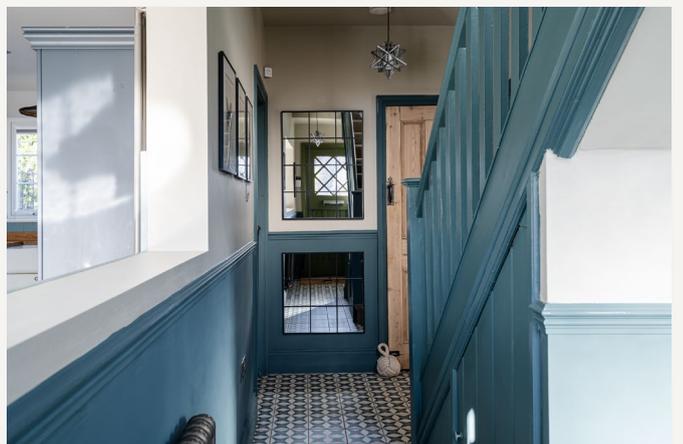
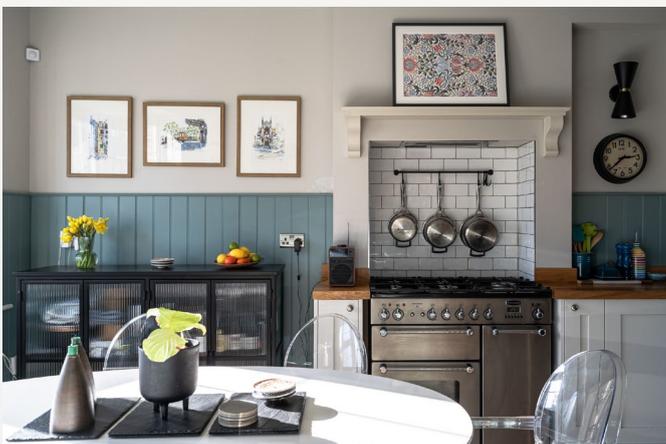
Set on one of the most sought-after streets within the Leigham Court Conservation Area, this charming double-fronted Edwardian semi-detached home is a genuine standout. Recently and completely refurbished to a high standard, the house is beautifully styled throughout, offering three well-proportioned bedrooms, wonderfully balanced living space, and a garden that feels like a true extension of the home. You enter into a welcoming hallway that immediately sets the tone, with character and thoughtful detailing flowing from room to room. To the front sits a superb open-plan kitchen and dining room, a bright, sociable space that works brilliantly for everyday living and hosting. Finished to an excellent standard, the kitchen provides generous storage and well-planned workspace, while the dining area enjoys a lovely outlook to the front with plenty of room to entertain. The separate reception room is a calm and comfortable retreat, centred around a wood burning stove and enjoying plenty of natural light. French doors open directly onto the garden, creating an easy indoor-outdoor connection and a brilliant set-up for summer dining, family time, or relaxed evenings, with the space feeling open and connected without losing that cosy, tucked-away feel. Upstairs, there are three well-sized bedrooms, all finished in the same calm, characterful style that runs throughout the property. A smartly presented family bathroom completes the first floor. Outside, the rear garden is a real highlight. Carefully landscaped and thoughtfully planted, it offers colour, texture and a peaceful sense of privacy, with space to dine, unwind and enjoy the seasons. To the rear sits a garage, offering excellent additional storage and flexibility for use as a workshop or studio, with electricity already in place. Cricklade Avenue is perfectly positioned just off Streatham Hill, in a popular residential pocket within the Leigham Court Conservation Area. Streatham Hill station is nearby for straightforward links into central London, while Brixton is also easily accessible for the Victoria line. You are well placed for local cafés, restaurants, gyms and shops, along with excellent green space at the nearby commons. Families are particularly well served, with several well-regarded local schools close by, and Hillside Gardens Park sitting at the top of the street for a quick outdoor escape.

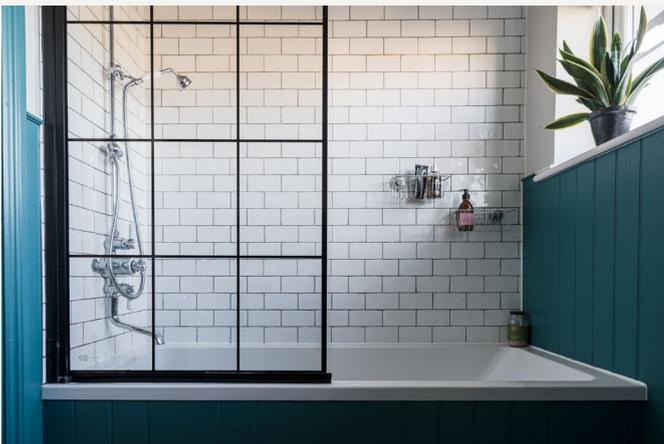
Streatham

020 8769 6699 | streatham@winkworth.co.uk

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 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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