



### FAWCETT CLOSE, SW16 £625,000 FREEHOLD

# THREE-BEDROOM HOME WITH GARDEN, PARKING AND COMMUNAL GROUNDS NEAR STREATHAM COMMON

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### **DESCRIPTION:**

Set across three floors and positioned within a quiet residential cul-de-sac, this well-presented threebedroom home offers generous proportions, a private garden, designated parking, and access to beautifully maintained communal gardens. The ground floor opens into a wide entrance hall with excellent storage and a separate WC. To the rear, a spacious living room opens via French doors onto a private 38ft garden—ideal for entertaining or relaxing. At the front, a contemporary kitchen offers generous worktop space, integrated appliances, and a bright outlook onto the close. Upstairs on the first floor are two comfortable double bedrooms and a neatly finished family bathroom. The top floor is home to a particularly large principal bedroom, spanning the full depth of the house, with dual aspects and ample space for a desk, dressing area, or additional storage solutions. Nestled near Streatham Common and the Rookery Gardens, this home combines the tranquillity of suburban living with excellent transport links and local amenities moments away. Fawcett Close enjoys a strong sense of community, enhanced by the shared use of well-kept communal gardens and the convenience of a designated private parking space. Streatham Station is within walking distance, providing swift links into London Bridge and Blackfriars, while Streatham High Road offers an abundance of cafés, restaurants, shops, and supermarkets.





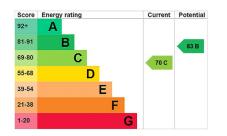








This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Tenure: Freehold

Council Tax Band: E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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