



Cricklade Avenue, SW2

£1,100,000 *Freehold*

5  2  2 

KEY FEATURES

- Five bedroom semi-detached home
- Leigham Court Conservation Area
- Self contained garden annex
- Open plan kitchen and living
- Bay fronted reception with stove
- Two bathrooms and cloakroom
- Lawned rear garden with terrace
- Moments from Streatham Hill station

Set on one of Streatham Hill's most sought after roads, this handsome semi-detached family home offers five bedrooms arranged over three floors, along with a self contained annex at the foot of a lovely rear garden. The front door opens into a bright entrance hall with a striking black and white tiled floor, useful understairs storage and a ground floor WC. To the front, the living room is a wonderfully characterful space, with a deep bay window drawing in plenty of light, a wood burning stove as its focal point and fitted shelving and cupboards built into the alcoves either side. To the rear, the kitchen and living area runs the full width of the house and is very much the heart of the home. The kitchen is fitted with crisp white shaker style cabinetry, open shelving and a sink set beneath the window, leaving generous room for a family dining table and a comfortable seating area beyond. Wide glazed doors open straight onto the garden, making it an easy space for entertaining through the warmer months. The first floor landing leads to three bedrooms, including a well proportioned principal room to the front with a bay window, a second double to the rear and a smaller third bedroom currently set up as a home office. The family bathroom is a real highlight, with a freestanding roll top bath, a separate shower enclosure, panelled walls and patterned floor tiles. The top floor has been converted to provide two further bedrooms, both brightened by skylights, with the larger room benefiting from useful eaves storage. A second bathroom with bath and overhead shower serves this floor. Outside, the rear garden is mostly laid to lawn with a paved terrace for outdoor dining and a path leading down to the annex. Complete with its own kitchenette and shower room, this versatile building would suit a home office, studio or guest accommodation. Cricklade Avenue sits within the Leigham Court Conservation Area, on the much loved ABC roads just off Streatham Hill. Streatham Hill station is only a few minutes on foot, with regular services reaching London Victoria in under twenty minutes, while Tulse Hill and the Victoria line at Brixton are also within easy reach. The cafés, restaurants and shops of Streatham High Road are close by, as are the open spaces of Brockwell Park and Streatham Common. Families are well placed for a choice of respected schools, including Streatham Wells Primary, Dunraven School and Streatham and Clapham High School.

Streatham

020 8769 6699 | streatham@winkworth.co.uk

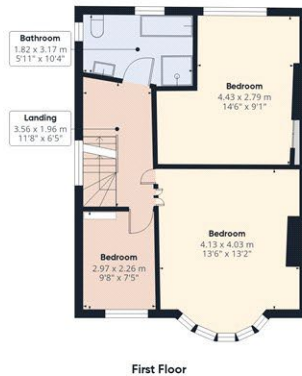
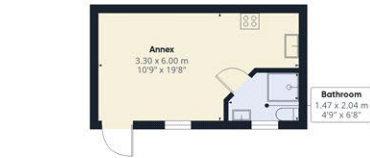
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Approximate total area^m
166.8 m²
1796 ft²
Reduced headroom
4.7 m²
50 ft²

(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.

GIRAFFE 360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 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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