



Rosedene Avenue, SW16

£775,000 *Freehold*

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KEY FEATURES

- Flexible four-bedroom layout
- Full length double reception
- Kitchen dining to garden
- Two ground floor shower rooms
- South facing low maintenance garden
- Versatile studio outbuilding
- Converted garage bonus room
- Close to stations and schools

Set on a peaceful, tree-lined avenue close to Dunraven School, this bright 1930s semi blends generous proportions with excellent flexibility, offering the option to use four bedrooms. A walled front garden leads to a welcoming hallway and a full-length double reception with bay window to the front and glazed doors to the rear, creating a superb everyday living and entertaining space. Beyond, the kitchen/dining room sits across the back of the house with plentiful cabinetry, a central island and space for a family table. A ground-floor shower room serves this level, and a large, well-executed garage conversion provides valuable bonus accommodation—ideal as a playroom, home office or an additional ground-floor bedroom if required. Outside, the south-facing garden is largely paved for low maintenance, giving ample room for alfresco dining and easy play. Upstairs, three comfortable bedrooms include a generous bay-fronted double with fitted wardrobes, a further large double to the rear and a neat single. A family bathroom completes the first floor. To the rear of the garden an outbuilding adds further versatility as a gym, studio or quiet workspace, and there is a second shower room within the former garage area, perfect for guests or multigenerational living. Altogether, a well-maintained home with superb scope and a layout that adapts seamlessly to family life. Rosedene Avenue sits between Streatham Hill and Tulse Hill, placing excellent transport and green space on the doorstep. Streatham Hill station offers fast services to London Victoria (around 17 minutes), while Tulse Hill provides Thameslink connections to Blackfriars, Farringdon and St Pancras. Regular buses run towards Brixton for the Victoria Line and into the West End and City. Nearby green spaces include Streatham Common, Tooting Bec Common and Hillside Gardens Park, with tennis courts and playgrounds. Local amenities are plentiful—gyms, supermarkets, cafés and independent restaurants cluster along Streatham High Road and around Tulse Hill. For families, the area is exceptionally well served by schools, with Dunraven School and Hitherfield Primary both close by.

Streatham

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 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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