



## Conifer Gardens, SW16

£750,000 *Freehold*

3  2  1 

### KEY FEATURES

- Newly refurbished throughout
- Bay-fronted reception room
- Separate dining room
- Modern fitted kitchen
- Three bedrooms
- Family bathroom
- Private rear garden
- Virtually staged interiors

Set on a peaceful residential street, this newly refurbished three-bedroom house offers bright and versatile living arranged over two floors, complete with a generous garden. The ground floor opens with a welcoming hallway leading to a spacious bay-fronted reception room, ideal for family gatherings. To the rear, a modern fitted kitchen opens onto a dining room with direct access to the private garden, creating a seamless flow of space perfect for entertaining. Upstairs, the property features three bedrooms, including a generous principal bedroom with fitted wardrobes, a second double, and a smaller third bedroom ideal as a nursery or study. A smart family bathroom completes the accommodation. The garden extends from the dining area, offering a private and tranquil outdoor retreat, with potential to landscape further. Conifer Gardens is a desirable residential street within easy reach of the heart of Streatham, which offers a wide range of shops, cafes, restaurants, and pubs. Streatham and Norbury stations are also nearby, providing excellent transport links into Central London.

"Please note: some images have been virtually staged to demonstrate possible layouts and furnishings. The property is currently unfurnished."

### Streatham

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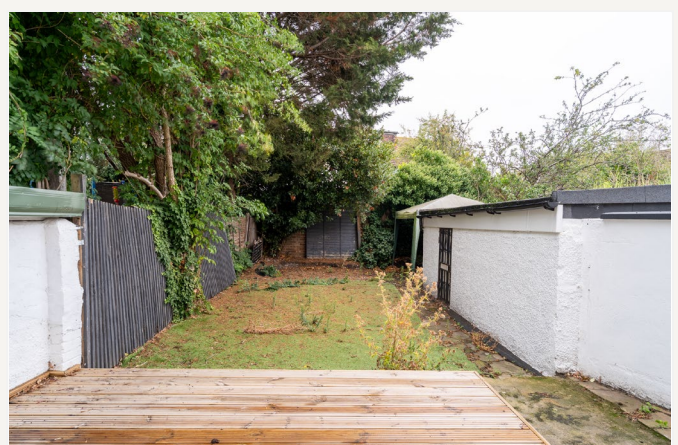
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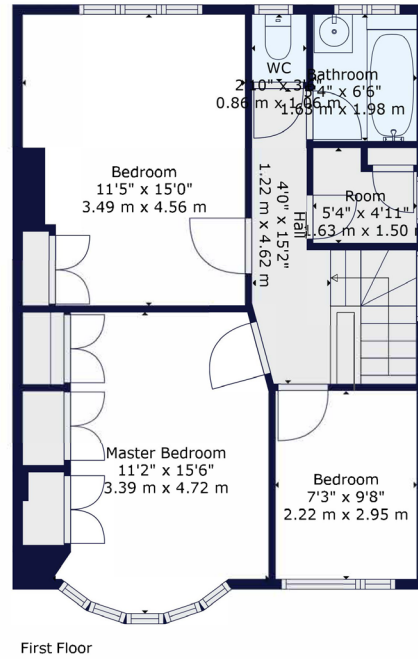
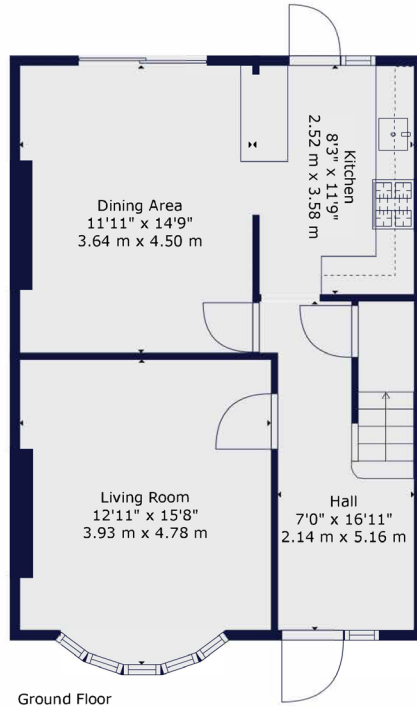
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**TOTAL: 1198 sq. ft, 111 m<sup>2</sup>**  
GROUND FLOOR 1: 599 sq. ft, 56 m<sup>2</sup>, FIRST FLOOR 2: 599 sq. ft, 53 m<sup>2</sup>

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 Winkworth. 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 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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