



## Woodfield Avenue, SW16

£975,000 *Freehold*



### KEY FEATURES

- 1930's Semi Detached House
- Two Reception Rooms
- Kitchen
- Four Bedrooms
- One/ Two Bathrooms
- West-Facing Garden
- Garage

We are pleased to offer this 1930's house with a garage. The accommodation comprises: an entrance hallway with doors leading to a front reception room with a large bay window to the front, a downstairs cloakroom and WC and an open-plan kitchen/breakfast/diner with access to the sunny rear garden behind. The kitchen is basic in nature but has plenty of fitted storage space and all the usual appliances. Upstairs there are four bedrooms of different sizes (Three are double bedrooms) as well as a family bathroom and access to loft storage.

There is a mature rear garden with a patio and lawn, a perfect space for summer entertaining and BBQs. To the front there is lawned garden with flowering rose bushes and there is also the added practicality of a single garage accessed via a secure, private lane at the rear of the property.

Woodfield Avenue is a sought-after location off Streatham High Road and close to Streatham Hill station and there is easy access to Balham/Clapham and Dulwich. The property is well located for excellent local schools including Henry Cavendish, Dunraven and Telferscott. The large open spaces of Tooting Bec common and its famous Lido are at the end of the road.

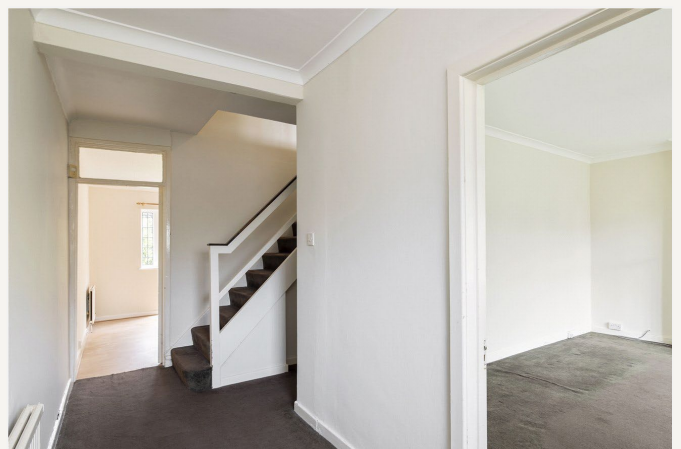
### Streatham

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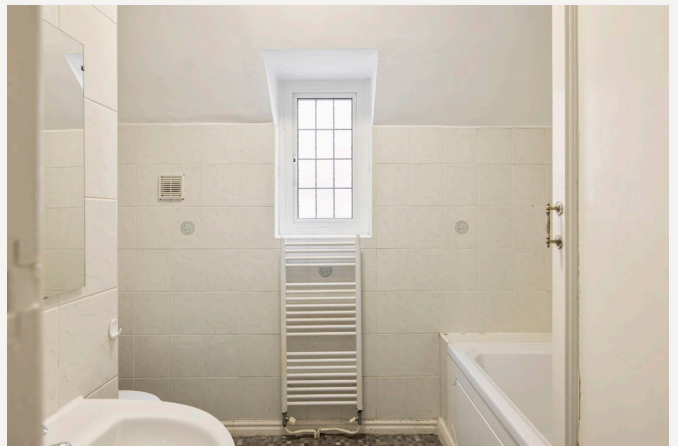
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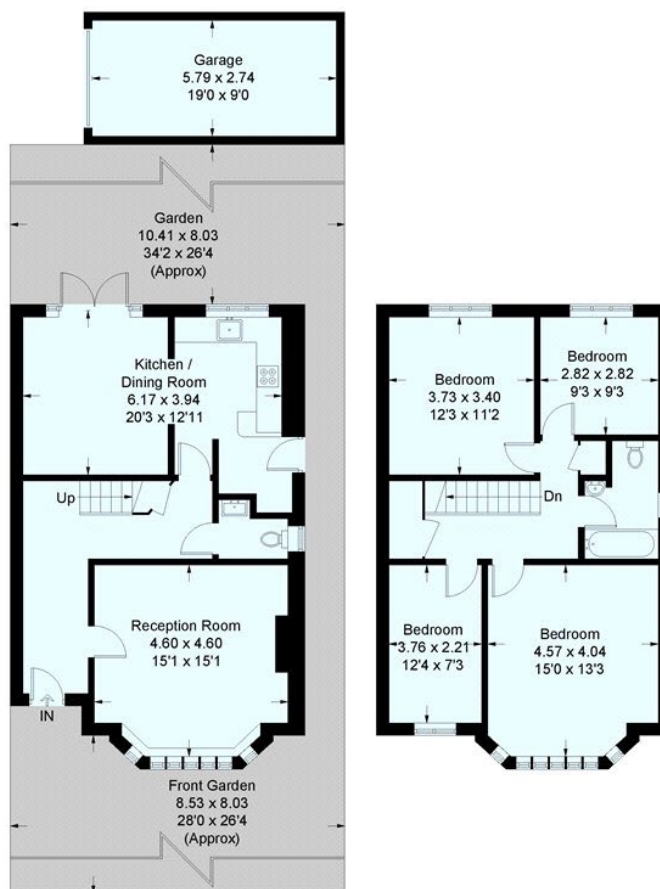






## Woodfield Avenue, SW16

Approximate Floor Area = 127.8 sq m / 1376 sq ft  
Including Limited Use Area (0.7 sq m / 7 sq ft)  
Garage = 15.9 sq m / 171 sq ft  
Total = 143.7 sq m / 1547 sq ft



**Ground Floor**  
62.7 sq m / 675 sq ft

**First Floor**  
65.1 sq m / 701 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID647157)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

### MATERIAL INFO

**Tenure:** Freehold  
**Council Tax Band:** F  
**EPC rating:** D

**Streatham**

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