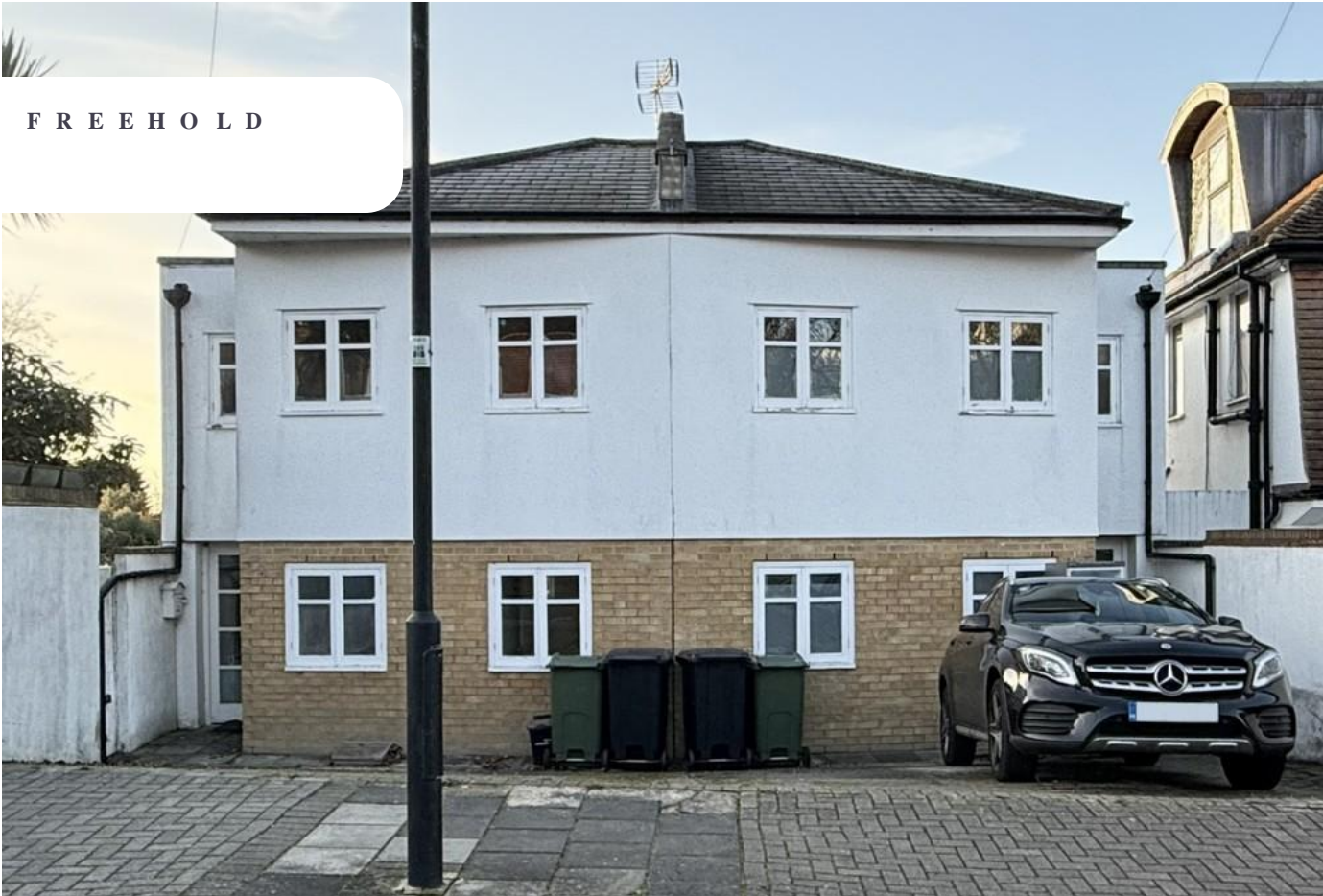


FREEHOLD



Semi-Detached House  
**OCKLEY ROAD,  
STREATHAM,  
LONDON,  
SW16 1UG**

**£675,000**

**FEATURES**

- Spacious 3 Bedroom Semi Detached House**
- Master Bedroom with En-suite Shower and Study**
- Cinema / Games Room**
- Gas Central Heating**
- Off Street Parking**
- A cute Rear Garden**
- Council Tax Band F**
- EPC Rating (awaiting)**
- Freehold + No Onward Chain**
- Call now to arrange your viewing!**



## 3 Bedroom Semi-Detached House located in Streatham

Spacious 3 Bedroom Semi Detached House with Cinema / Games Room, located just off Streatham High Road and close to Tooting Bec Common. Situated conveniently for both Balham and Streatham, there are a variety of restaurants, bars, leisure facilities, schools and cafés. Local transport links include Balham underground station for the Northern Line, Streatham Hill for railway services to London Victoria via Clapham Junction and the Thameslink via Streatham. Features; Open plan lounge / modern kitchen, Cinema / games room, Cloakroom, Family bathroom, Master bedroom with en-suite shower room and study, Two additional bedrooms, Gas central heating, Off street parking and a Cute rear garden. Council Tax Band F. EPC Rating (awaiting). Freehold. No Onward Chain. Call now to arrange your viewing!

### GROUND FLOOR ENTRANCE HALLWAY

OPEN PLAN LOUNGE / MODERN KITCHEN 18' 2" x 15' 8" (5.55m x 4.80m)

MASTER BEDROOM 14' 7" x 9' 2" (4.47m x 2.80m)

MASTER EN-SUITE SHOWER ROOM 6' 4" x 5' 9" (1.95m x 1.76m)

MASTER EN-SUITE STUDY / WALK IN WARDROBE

6' 6" x 5' 10" (2m x 1.78m)

### LOWER GROUND FLOOR LANDING

CLOAKROOM 6' 8" x 3' 11" (2.05m x 1.20m)

CINEMA / GAMES ROOM 21' 4" x 9' 2" (6.52m x 2.80m)

### FIRST FLOOR LANDING

FAMILY BATHROOM 6' 8" x 5' 5" (2.04m x 1.67m)

BEDROOM TWO 10' 4" x 12' 3" narrowing to 9' 2" (3.16m x 3.75m narrowing to 2.80m)

BEDROOM THREE 10' 4" x 9' 1" narrowing to 5' 7" (3.16m x 2.79m narrowing to 1.72m)

REAR GARDEN 15' 6" x 18' 5" (4.73m x 5.63m)

**BENSON & PARTNERS | 4 – 6 STATION ROAD, LONDON, SE25 5AJ**



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**[www.bensonpartners.co.uk](http://www.bensonpartners.co.uk)**

**Council Tax Band: F**



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.