



barnard marcus

**Woodmansterne Road, London SW16 5UX**

**welcome to**

## **Woodmansterne Road, London**

We are delighted to present this beautifully appointed three-bedroom residence, enviably positioned on the ever-popular Woodmansterne Road in the heart of Streatham Vale. Offered in excellent decorative order throughout, this impressive home is ready for immediate occupation.

The ground floor comprises a welcoming entrance hall leading to a bright and elegant front reception room. To the rear, a separate kitchen and dining area provides generous proportions and an abundance of natural light, with direct access to the private garden, creating an ideal setting for both everyday family living and entertaining. A convenient ground floor cloakroom enhances the practicality of the layout.

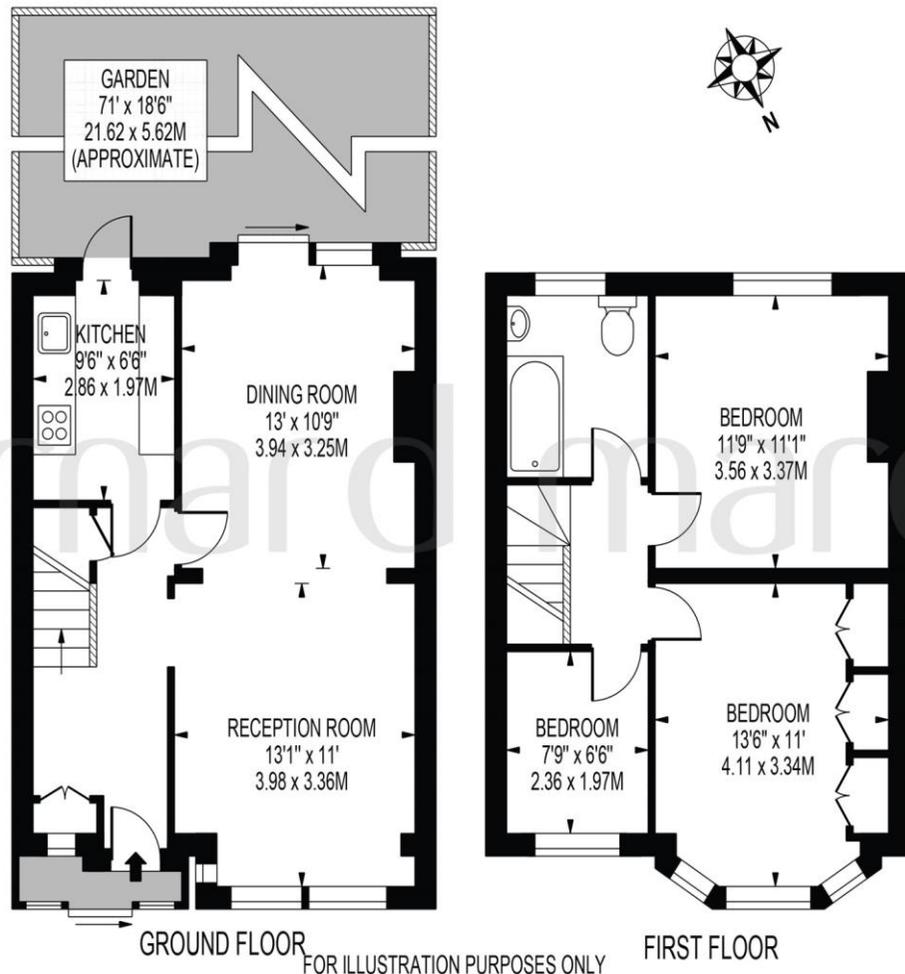
Upstairs, the property offers three well-proportioned bedrooms and a contemporary family bathroom.

Externally, the home benefits from a private rear garden providing ample space for relaxation and outdoor entertaining. To the front, a driveway affords valuable off-street parking. The property also offers excellent potential for further enhancement via a loft conversion or rear extension, subject to the necessary planning permissions and consents.



# WOODMANSTERNE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 871 SQ FT - 80.88 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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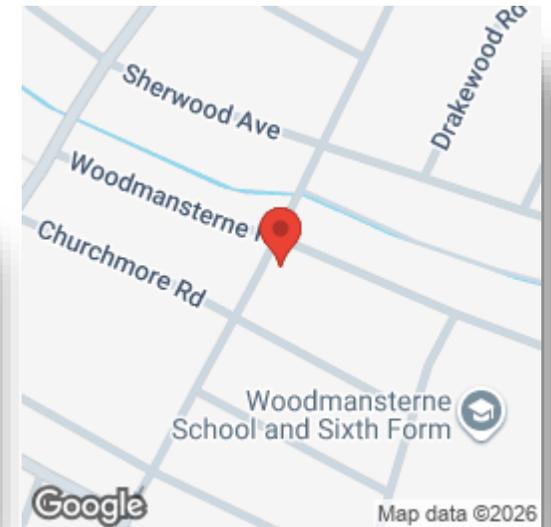
- Three Bedroom
- Freehold
- Off Street Parking
- Near Local Amenities
- Within walking distance of outstanding Schools

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers in excess of

**£550,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
STM110583 - 0002

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Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**020 8769 9393**



[Streatham@barnardmarcus.co.uk](mailto:Streatham@barnardmarcus.co.uk)



120 Mitcham Lane, Streatham, London, SW16 6NS



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)