



**BRIAR AVENUE, SW16**  
**£1,150,000 FREEHOLD**

**A BEAUTIFULLY PRESENTED FIVE-BEDROOM  
SEMI-DETACHED FAMILY HOME LOCATED IN  
THE HEART OF STREATHAM**

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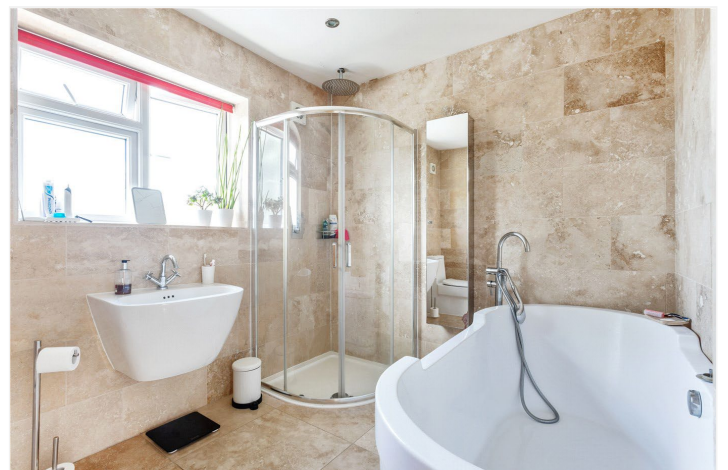


### DESCRIPTION:

Nestled on a quiet, tree-lined residential street, this substantial property offers a generous 2398 sq. ft. of internal floor space, including a garage. Upon entering, you are greeted by a spacious hallway leading to the bright and airy reception room. The reception room flows seamlessly into the open-plan kitchen and dining area, creating a perfect space for both relaxing and entertaining. The modern kitchen, with its sleek design and high-end appliances, opens out onto the rear garden through large bi-fold doors, allowing for an abundance of natural light. The first floor comprises four well-proportioned bedrooms and a family bathroom, completing this welcoming space. The second floor hosts the impressive master suite, which includes an en suite shower room. Externally, the property boasts a private driveway with parking for multiple cars and a well-maintained front garden. The large west-facing garden is an idyllic setting for outdoor activities and al fresco dining under the sun. Briar Avenue is located within easy reach of Streatham Common, Streatham (Thameslink), and Norbury train stations, ensuring seamless commuting into the City and West End. The area brims with local amenities, from bustling supermarkets and quaint cafes to shops and the beloved gastro-pub 'The Bull'. A short stroll leads you to Streatham Leisure Centre and ice rink, or the tranquil Rookery Gardens. Streatham Common invites year-round enjoyment with its vibrant festivals, fun fairs, and community events.

### AT A GLANCE

- Semi-detached family home
- 2398 sq. ft. internal area
- Includes garage
- Modern open-plan kitchen
- Large bi-fold doors
- Five bedrooms
- Private multi-car driveway
- West-facing large garden





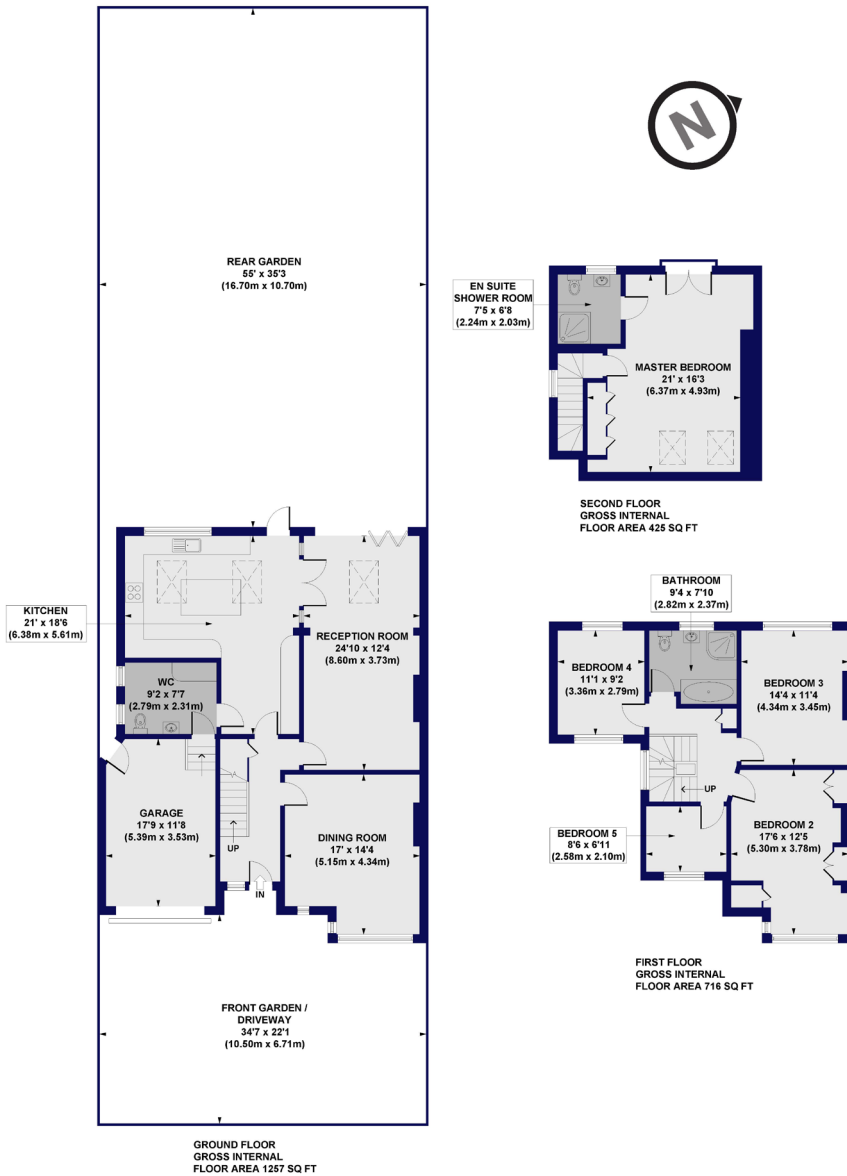




# Briar Avenue, SW16

Approx. Gross Internal Floor Area 2398 sq. ft / 222.80 sq. m (Including Garage)

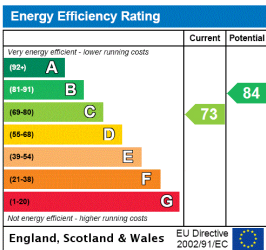
Approx. Gross Internal Floor Area 2184 sq. ft / 202.89 sq. m (Excluding Garage)



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 CP Creative. 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.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



**Tenure:** Freehold

**Council Tax Band:** F

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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