



KEMPSHOTT ROAD, SW16  
**£700,000 FREEHOLD**

## SPACIOUS FAMILY HOME IN SOUGHT-AFTER LOCATION WITH EXCELLENT TRANSPORT LINKS

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## DESCRIPTION:

This charming semi-detached house on Kempshott Road offers spacious living across two floors, making it an ideal family home. The ground floor features a bright and airy reception room, a well-appointed kitchen with ample storage, and a versatile dining area that can serve as a second living space. There is also a conveniently located bathroom and a separate WC on this level. The property boasts both front and rear gardens, perfect for outdoor entertaining and gardening enthusiasts. Upstairs, you will find a generous master bedroom, along with three additional well-sized bedrooms, providing plenty of space for a growing family. A second bathroom on the first floor adds further convenience. Kempshott Road is perfectly situated for the amenities of Streatham Common, with local shopping, pubs, and leisure facilities nearby. Excellent transport links include Streatham Common and Streatham train stations, offering quick access to central London. The beautiful open spaces of Streatham Common and the Rookery Gardens are also just a short walk away, providing the perfect setting for outdoor relaxation and recreation. This property combines the best of city living with suburban comfort, making it an ideal choice for those seeking a spacious home in a well-connected location.





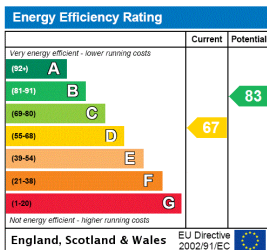
**Kempshott Road, SW16**  
**Approx. Gross Internal Floor Area 1497 sq. ft / 139.14 sq. m**



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:** E

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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