



HEPWORTH ROAD, SW16  
£700,000 FREEHOLD

**A BEAUTIFULLY APPOINTED FAMILY HOME WITH  
GENEROUS SPACE AND A TRANQUIL GARDEN**

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## DESCRIPTION

This charming home offers an ideal blend of comfort and convenience, close to both Streatham Common and Norbury stations. Nearby amenities include a large Sainsbury's, M&S, Aldi, and Streatham's renowned leisure centre featuring an Olympic-sized ice rink, along with a 24-hour Tesco Extra Superstore.

This spacious property boasts a versatile layout, featuring three well-proportioned bedrooms on the first floor, a spacious loft currently used as a fourth bedroom, and ample storage throughout. On the ground floor, you'll find a front reception room, a dining area flowing into a well-equipped kitchen, and a handy utility room with direct garden access. A shower room on the ground floor and a family bathroom upstairs add to the home's functionality.

The expansive rear garden is a true highlight, complete with a decked area for al fresco dining and two sheds providing excellent storage options. The property also benefits from its quiet street location while remaining close to local amenities and transport links.







**TOTAL: 1292 sq. ft, 120 m<sup>2</sup>**  
 FLOOR 1: 640 sq. ft, 59 m<sup>2</sup>, FLOOR 2: 503 sq. ft, 47 m<sup>2</sup>, FLOOR 3: 149 sq. ft, 14 m<sup>2</sup>  
 EXCLUDED AREAS: PORCH: 11 sq. ft, 1 m<sup>2</sup>, DECK: 167 sq. ft, 16 m<sup>2</sup>, GARDEN: 534 sq. ft, 50 m<sup>2</sup>, SHED: 84 sq. ft, 8 m<sup>2</sup>, LOW CEILING: 102 sq. ft, 9 m<sup>2</sup>

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 Winkworth. 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.



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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) <b>A</b>	75
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-58) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
47	
England, Scotland & Wales	
EU Directive 2002/91/EC	

**Tenure:** Freehold  
**Term:** 0 year and 0 months  
**Service Charge:** £0 per annum  
**Ground Rent:** £ 0 Annually (subject to increase)  
**Council Tax Band:** D

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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