



WOODBOURNE AVENUE, SW16
GUIDE PRICE £1,500,000 FREEHOLD

A GREAT OPPORTUNITY TO PURCHASE THIS
EDWARDIAN SEMI-DETACHED HOUSE BY
STREATHAM HILL AND TOOTING BEC
COMMON

Streatham | 020 8769 6699 | streatham@winkworth.co.uk

Winkworth

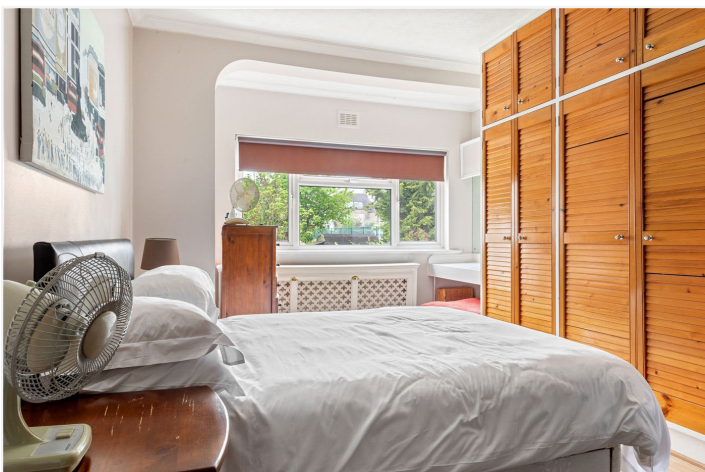
for every step...

winkworth.co.uk



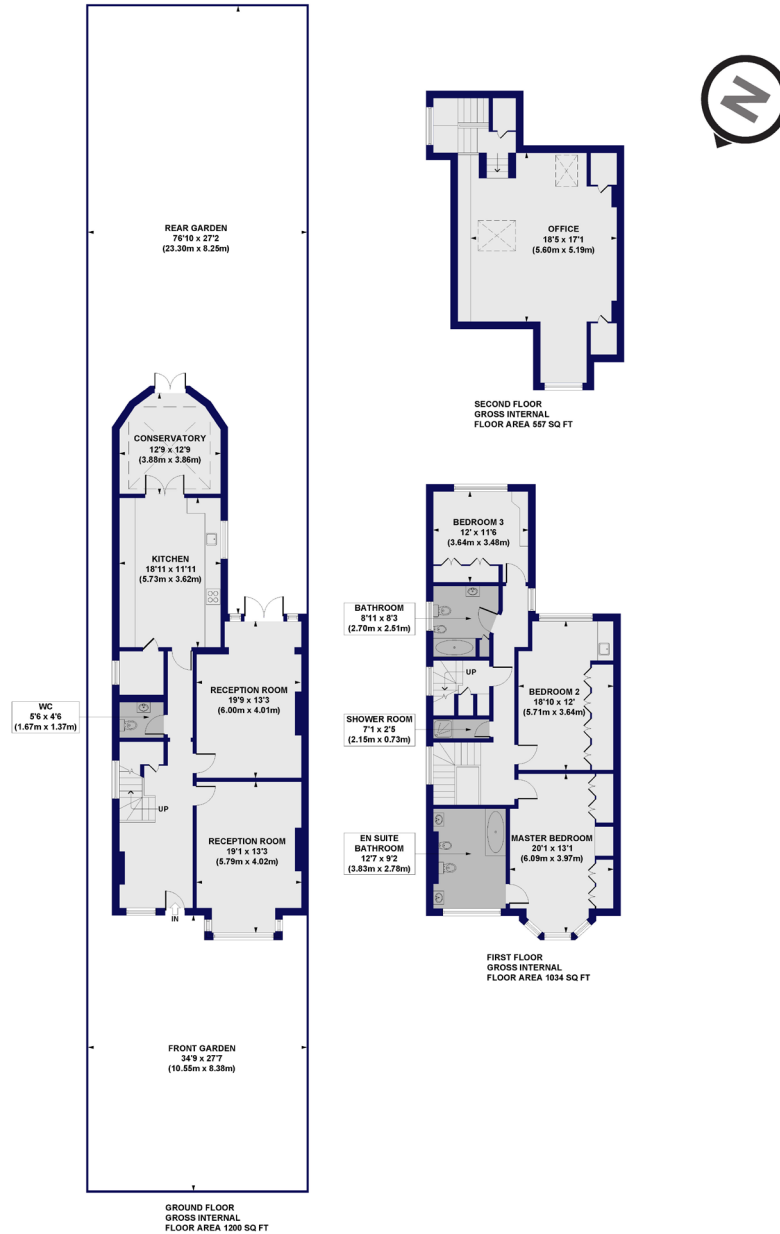
DESCRIPTION:

We are delighted to present this expansive semi-detached family home, offering over 2,790 sq. ft. of versatile living space in the highly sought-after Woodbourne Avenue. This charming property combines classic architecture with potential for modern enhancements, making it an ideal home for growing families. As you step through the front door, you are greeted by a spacious hall that flows effortlessly into two generous reception rooms, perfect for entertaining or relaxing with family. The rear reception room offers direct access to the garden through the side return, creating a seamless indoor-outdoor living experience. The ground floor also features a convenient downstairs WC, a well-appointed eat-in kitchen, and a bright conservatory. The conservatory opens onto a large, south-facing garden that extends impressively in both length and width, providing ample space for outdoor activities and gardening. Additionally, side access from the front of the house to the garden enhances the practicality of this outdoor space. The first floor offers three well-proportioned double bedrooms, each benefiting from large windows that invite abundant natural light. All bedrooms come with fitted wardrobes, providing ample storage solutions. This floor also features a spacious family bathroom, a large en-suite to the master bedroom, and a separate shower room for added convenience. The loft has been expertly extended to accommodate a fourth bedroom, which is currently being used as a home office. This loft space offers not only additional living quarters but also the opportunity for further customisation, whether as an office, guest room, or playroom. The generous loft storage adds another layer of practicality to the home. Further potential for expansion lies in the possibility of extending into the side return, subject to obtaining the necessary planning permissions. Off-street parking is available via the driveway, a highly sought-after feature in this desirable location. Woodbourne Avenue is ideally positioned off Streatham High Road, offering excellent transport links from nearby Streatham Hill station. The property is within easy reach of the popular neighbourhoods of Balham, Clapham, and Dulwich. It is also located close to highly regarded local schools, including Henry Cavendish, Dunraven, and Telferscott. The green expanses of Tooting Bec Common and its renowned Lido are just a short walk away, providing the perfect setting for outdoor recreation. This exceptional family home is being offered for sale for the first time in a generation, making it a rare opportunity in a prime location.





Woodbourne Avenue, SW16
Approx. Gross Internal Floor Area 2791 sq. ft / 259.26 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.



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)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Freehold

Council Tax Band: G

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.

Streatham | 020 8769 6699 | streatham@winkworth.co.uk



for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.