



BROADLANDS CLOSE, SW16
£1,200,000 FREEHOLD

SUBSTANTIAL FOUR-BEDROOM FAMILY HOME WITH DOUBLE GARAGE AND GARDENS IN PRIME STREATHAM SETTING

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

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

The ground floor welcomes you with a wide entrance hall, ample built-in storage, and a convenient shower room. A spacious double reception flows effortlessly into the beautifully maintained, south-facing rear garden—perfect for sunny afternoons and entertaining guests. The kitchen, complete with a breakfast bar and garden views, also offers practical side access connecting the front and rear gardens, ideal for day-to-day family life.

A versatile study or home office completes the ground floor, offering a quiet retreat for remote work or creative projects. Upstairs, four generously sized bedrooms are arranged around a well-appointed family bathroom, providing excellent accommodation for growing families or those in need of extra space.

The house benefits from a large private front garden and a rare double garage to the front, ideal for secure off-street parking or storage. The rear garden is particularly private, not overlooked by neighbouring homes, and there's gated side access that enhances the flow of the outdoor space. The property also offers excellent potential to extend (subject to the necessary consents), with both a substantial loft and a spacious garden ripe for development.

Set in a quiet and safe cul-de-sac, Broadlands Close enjoys an incredibly peaceful setting despite its central location. Streatham Hill Station is just a two-minute walk away and offers fast, direct trains into London Victoria and London Bridge—ideal for commuters. Brixton Tube Station is also easily accessible via the regular bus routes that stop just moments from the house.

The local area offers a fantastic lifestyle: vibrant independent cafés, restaurants, gyms, a cinema, and a library are all nearby. The new M&S Foodhall, Tesco Local, and numerous independent shops are just around the corner, while Tooting Bec Common and Streatham Common offer wide open green spaces just a short stroll away.







TOTAL: 2,086 sq. ft, 193.8 m²
 EXCLUDED AREAS: PATIO: 424 sq. ft, 39 m², GARDEN: 2728 sq. ft, 253 m²,
 FRONT GARDEN: 566 sq. ft, 53 m², DRIVEWAY: 401 sq. ft, 37 m²

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.

Winkworth



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.

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

Winkworth

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.