

3 Bed Terraced In Rowan Road , London, SW16 5JF

£530,000





SHORT DESCRIPTION

Property Ref: 15067 Charming 1930s Family Home with Garden & Double Garage - Streatham Vale Nestled in the popular Streatham Vale area, this bright and characterful 1930s terraced family home offers comfort, convenience, and exciting potential for expansion (STPP). Excellent transport links to central London (Zone 3). The house has been recently decorated to a high standard. The ground floor of the property boasts two reception rooms with feature fireplaces, a fully enclosed UPVC double glazed porch, and a fully equipped kitchen with access to the rear garden. The rear reception room has UPVC french doors opening out into the garden to the rear. The kitchen has modern white gloss units and is equipped with dishwasher, washing machine, space for fridge freezer, built-in electric oven and gas hob. There is also a storage cupboard under the stairs. On the first floor, there are three bedrooms (two with built-in wardrobes), and a family bathroom comprising of a white suite with bath and electric, over-bath shower. The landing has a loft hatch providing access to the loft. To the rear of the property there is a large, private garden with patio and large double garage (with power and lights) with a personnel door into the garden. Other notable features include UPVC double glazing throughout, and gas central heating. In addition, there is free on-street parking (no permits), and nearby public EV charging points and e-bike parking. The property is well located with fantastic transport links. Just 12 minutes walk to Streatham Common Station (Southern to London Victoria -London Bridge) and only 14 minutes walk to Mitcham Eastfields Station (Southern to London Victoria and Thameslink to King's Cross). Train to Victoria takes around 20 mins. Excellent bus links within a short walking distance. Close to Lidl and other handy local shops, with Streatham and Norbury high streets within walking distance. Close to local schools, nurseries and several fantastic parks, including the recently modernised Rowan Recreation Ground (which has a paddling pool during the summer). This home is ideal for families seeking a community feel with easy access to central London. With scope to personalise and grow into the property, it's a rare opportunity to create a long-lasting home in a well-connected location. Viewings encouraged (including during weekends and evenings). Approximate dimensions below: Dining Room: 4.11m x 3.36m (13ft5 x 11ft11) Lounge: 3.65m x 3.65m (12ft x 12ft) Kitchen: 2.69m x 2.08m (8ft10 x 6ft10) Bedroom 1: 4.01m x 3.63m (13ft3 x 11ft11) Bedroom 2: 3.65m x 3.65m (12ft x 12ft) Bedroom 3: 2.33m x 1.82m (7ft8 x 6ft) Property Type: Terraced Full selling price: £530000.00 Pricing Options: No Status Tenure: Freehold Council tax band:D EPC rating: D Measurement:839.585 sq.ft. Outside Space: Front Garden, Rear Garden, Enclosed Garden, Patio Parking: Garage, On street Heating Type: Gas Central Heating Chain Sale Possession of the property: Self-occupied...

3

Bed Room(s)

1

Bath Room(s)

2

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Mid-terrace house
Total floor area	78 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency](#).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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