



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

## A NEWLY REFURBISHED THREE BEDROOM LINK- DETACHED HOUSE BY STREATHAM COMMON

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## DESCRIPTION

This generously proportioned (over 1,250 sq. ft.) link-detached house boasts abundant natural light, three bedrooms, and a delightful rear garden.

Upon entry, a welcoming hallway guides you into the semi-open plan reception/kitchen area, featuring bifolding doors that open onto a roof terrace, ideal for seamless indoor-outdoor entertaining. The kitchen is well-appointed with the usual appliances and ample wall and base units for storage.

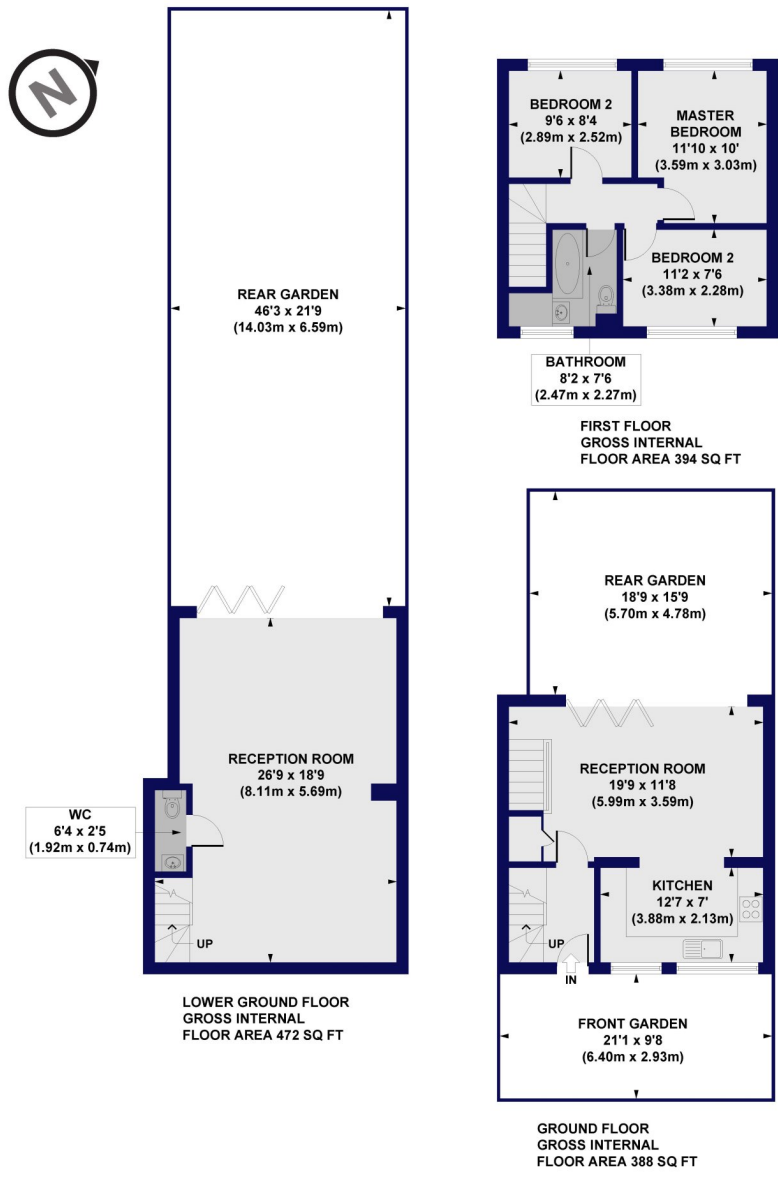
Descending to the lower ground level, you'll discover a second reception room adjacent to a separate WC, with access to the expansive garden facilitated by bi-folding doors.

Upstairs, three double bedrooms and a family bathroom complete the accommodation. An added bonus is the compact off-street parking space, suitable for a smart car.

Deerhurst Road is a wide, tree-lined residential street in close proximity to Streatham Common and the English Heritage protected Rookery Gardens. Here you will find a popular cafe and Streatham's very own microbrewery. There are excellent local schools with high Ofsted ratings. The nearest transport is from Streatham station (Thameslink) or Streatham Common station with speedy links to the City and West End. There are many excellent local amenities, gastropubs, restaurants and shops on the bustling High Road including a new M&S Food Hall and an Aldi. There is also a modern leisure centre including an Olympic swimming pool and an Ice Rink.



**Deerhurst Road, SW16**  
**Approx. Gross Internal Floor Area 1254 sq. ft / 116.47 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.

- Tenure:** Freehold
  - Term:** 0 year and 0 months
  - Service Charge:** £0 per annum
  - Ground Rent:** £ 0 Annually (subject to increase)
  - 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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