

Winkworth

Standen Road, Southfields, SW18 5TQ






A fantastic four bedroom family home in this sought-after location in Southfields, just moments from the Outstanding Sheringdale Primary School. Offering spacious accommodation over three floors, including a double reception room leading through to the open plan kitchen dining room. Four double bedrooms are serviced by two modern bathrooms. At the rear is a large private garden. There is potential to further extend at the rear on the ground floor if desired. Offered with no onward chain.

Standen Road is a popular residential road in Southfields, ideally positioned for easy access to Southfields Village and Southfields Underground Station (District Line). Regular bus services also offer easy connections to Clapham Junction. Sheringdale School (Outstanding Ofsted) is just meters away.

- Family Home
- Four Bedrooms
- Two bathrooms
- Lovely Private Garden
- Potential to Extend (STPP)
- Chain Free
- Outstanding Schools Nearby

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	82
(69-80) C	
(55-68) D	58
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales EU Directive 2002/91/EC 	

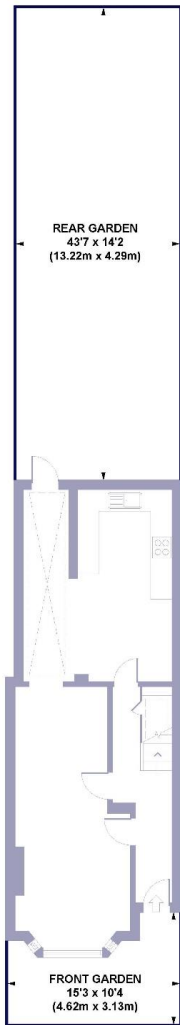
Freehold

Internal area
 Approximate gross internal area:
Total 1,322 sq ft/ 122.81 sq m

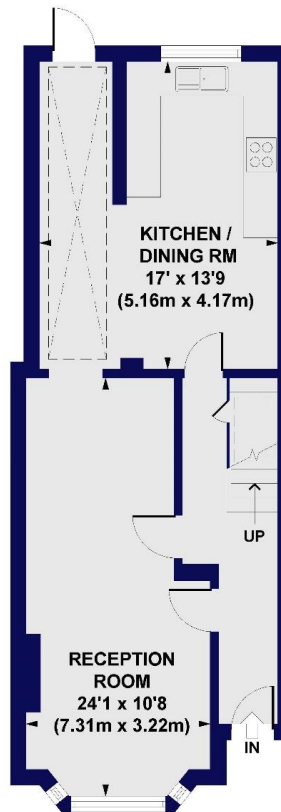
Standen Road, SW18

Approx. Gross Internal Floor Area 1322 sq. ft / 122.81 sq. m (Including Restricted Height Area)

Approx. Gross Internal Floor Area 1267 sq. ft / 117.73 sq. m (Excluding Restricted Height Area)



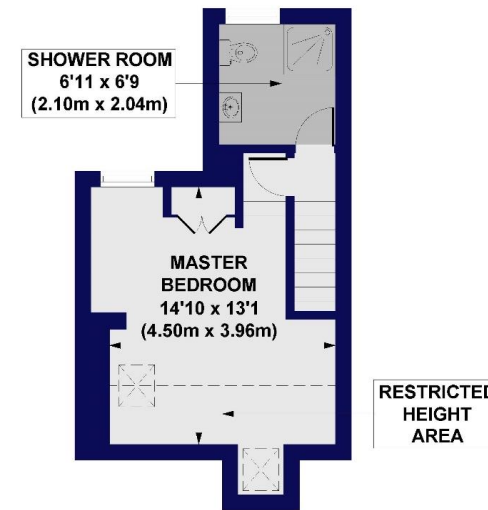
SITE PLAN



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 573 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 471 SQ FT



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 278 SQ FT

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.

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