Brooks
INDEPENDENT ESTATE AGENTS

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Valley Road, Streatham SW16

Tenure: Freehold   Borough: Lambeth

£650,000
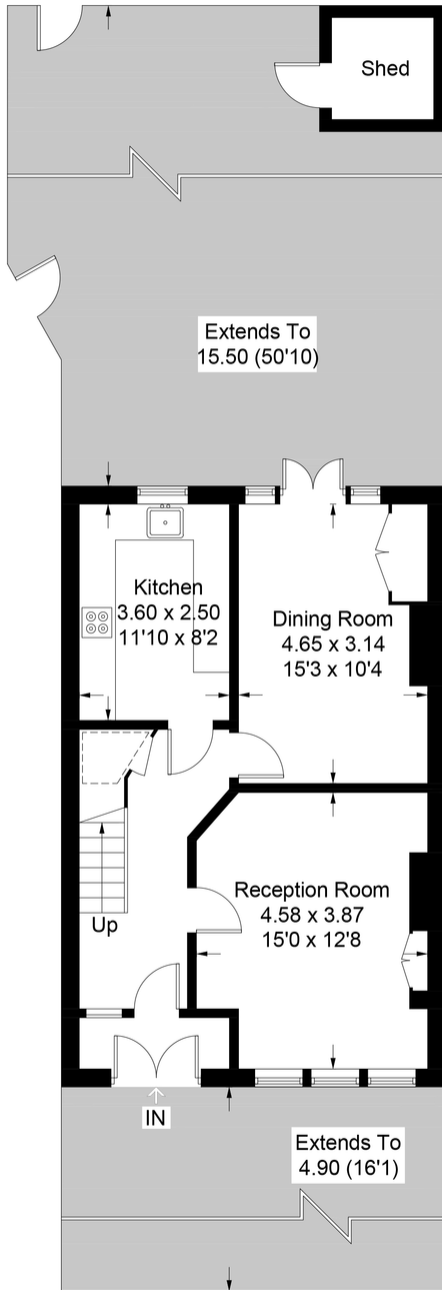
- **Three bedroom house**
- **Large garden**

A bright three bedroom house situated on a popular street, boasting original floorboards and fireplaces. The property comprises of two reception rooms, fitted kitchen and a large garden on the ground floor. The first floor offers two double bedrooms, a single room and family bathroom. There is potential to extend on the ground floor or into the loft, subject to planning permissions. Streatham Common and the landscaped gardens of the Rookery are a short walk away, plus the amenities of the High Road.
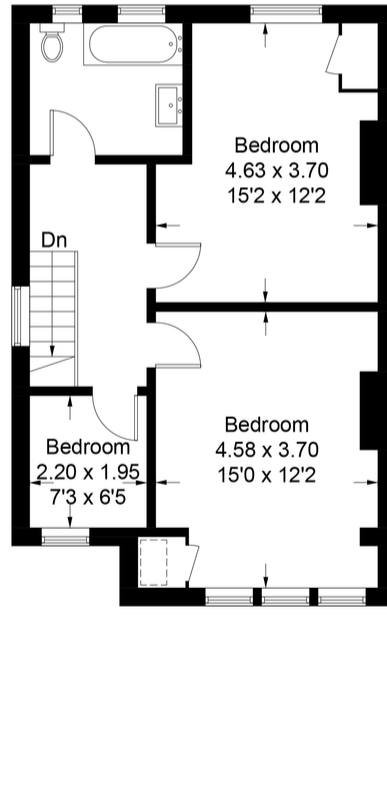
In accordance with the 1979 Estate Agents act we inform you that the owner of the property is related to an employee of Brooks Estate Agents.

Valley Road

Approximate Gross Internal Area = 106.2 sq m / 1143 sq ft
(Excluding Shed / Reduced Headroom)
Reduced Headroom = 1.3 sq m / 14 sq ft
Total = 107.5 sq m / 1157 sq ft

N

Shed

Extends To
15.50 (50'10)

☐ = Reduced headroom below 1.5m / 5'0

Kitchen
3.60 x 2.50
11'10 x 8'2

Dining Room
4.65 x 3.14
15'3 x 10'4

Reception Room
4.58 x 3.87
15'0 x 12'8

Up

IN

Extends To
4.90 (16'1)

Ground Floor

Dn

Bedroom
4.63 x 3.70
15'2 x 12'2

Bedroom
2.20 x 1.95
7'3 x 6'5

Bedroom
4.58 x 3.70
15'0 x 12'2

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings
are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions,
shapes and compass bearings before making any decisions reliant upon them. (ID611268)