



MOORCROFT ROAD, SW16
£1,175,000 FREEHOLD





MOORCROFT ROAD, SW16

A truly beautifully, four double bedroom Victorian terraced house extending to 2,215 sq. Ft. in a sought-after location off Streatham High Road, close to excellent local schools as well as Streatham Hill Station & Tooting Bec Common.

Available exclusively through Winkworth, this bright and airy Victorian terraced house offers excellent family-friendly accommodation over three floors.

On the ground floor is a wide and welcoming entrance hall leading to front and rear reception rooms with generous proportions, high ceilings, sash windows with plantation shutters and period fireplaces. To the rear, there is a fitted kitchen/diner with modern units, a breakfast/island unit and integrated appliances, leading to the charming "gin and tonic" west-facing garden. There is also a handy utility room with a WC adjacent to the kitchen.

On the upper levels there are four good-size double bedrooms, a family bathroom and a Juliet shower room. Additional features include a cellar and a large loft space.

Moorcroft Road is a sought after, very quiet residential street with little through traffic. As such it is popular with families and mainly consists of pretty, mid to late Victorian terraced houses. It is well placed for all local amenities and is close to several excellent local schools. At the end of the street there is access to the wide green spaces of Tooting Bec Common with its popular Lido and running track. Balham is a short distance away. Central London is just seventeen minutes by train from Streatham Hill station and the property is accessible to Brixton tube via the regular, busy 24hr bus routes on the High Road.

Offered chain free, early viewings are highly recommended!

LOCATION

A quiet street off Streatham High Road, by Streatham Hill Station





Moorcroft Road, SW16

Approximate Floor Area = 157.4 sq m / 1694 sq ft
 (Excluding Loft Space / Void)
 Including Limited Use Area (44.2 sq m / 476 sq ft)
 Cellar / Loft = 48.4 sq m / 521 sq ft
 Total = 205.8 sq m / 2215 sq ft



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. (ID876939)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

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.

