

EPC: D

Avenue Road, London,

Asking Price: £475,000

Bairstow eves







A three-bedroom house situated on Avenue Road, SW16, offering well-proportioned accommodation, a private rear garden and excellent potential to create a comfortable family home.

The ground floor comprises a welcoming entrance hallway with a traditional staircase, a spacious reception room featuring a classic fireplace, and a fitted kitchen with ample worktop space, timber-effect cabinetry, a gas hob and an adjoining dining area. The kitchen provides direct access to the rear garden.

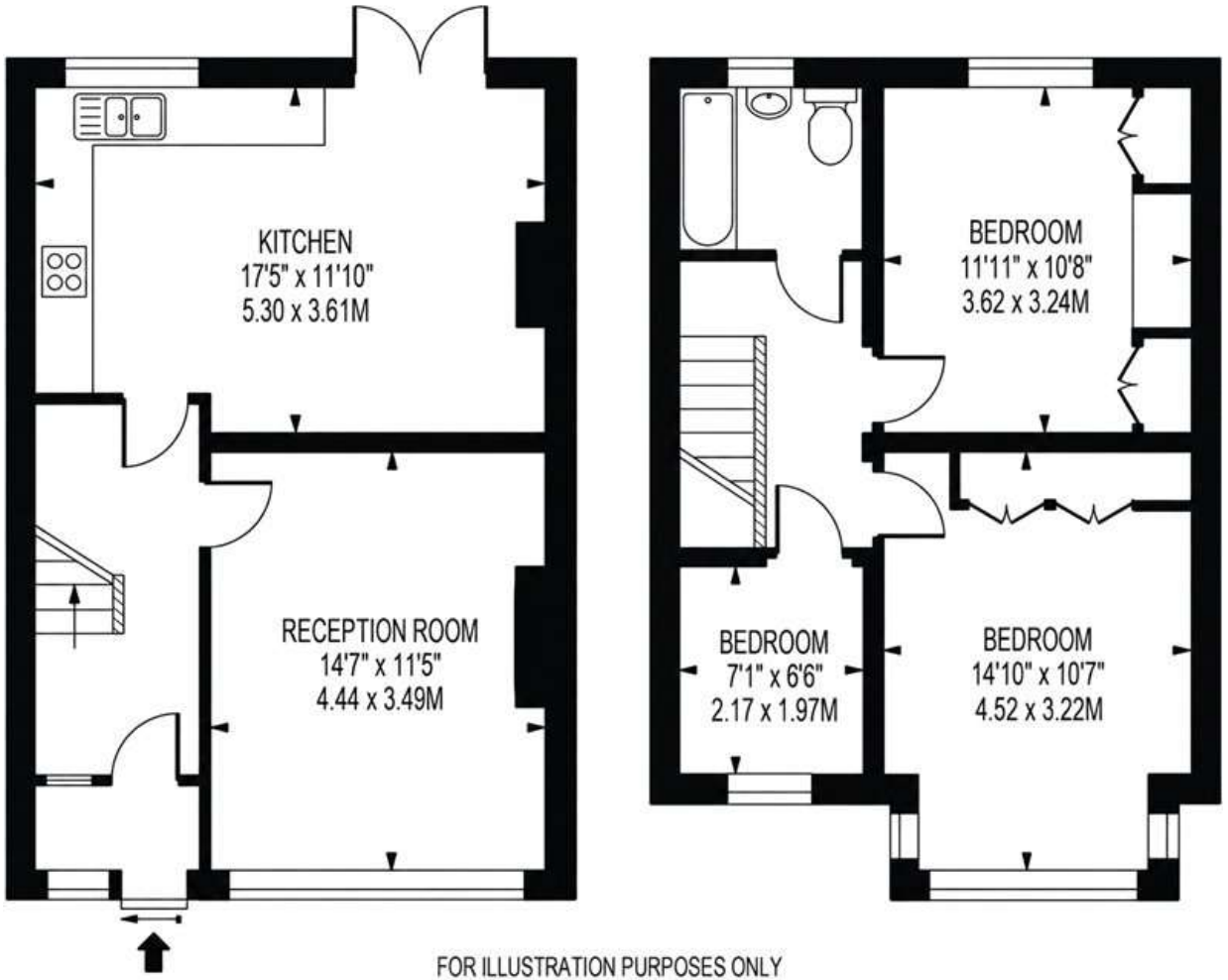
Upstairs, the property offers three bedrooms, including two generously sized rooms and a smaller third bedroom, together with a family bathroom featuring a bath, wash basin and WC.

The rear garden provides a private outdoor space with a paved patio, lawned area and established boundary fencing, making it suitable for outdoor seating, entertaining and gardening.

The property retains several traditional features, including timber joinery, a character fireplace and original-style stained-glass windows. It would benefit from some modernisation and decorative updating, presenting an opportunity for purchasers to personalise the accommodation to their own taste.

AVENUE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: **904 SQ FT - 84.02 SQ M**



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.





Council Tax Band: **D**

Tenure: **Freehold**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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Code: NRB_NRB260188_R4PL_8