

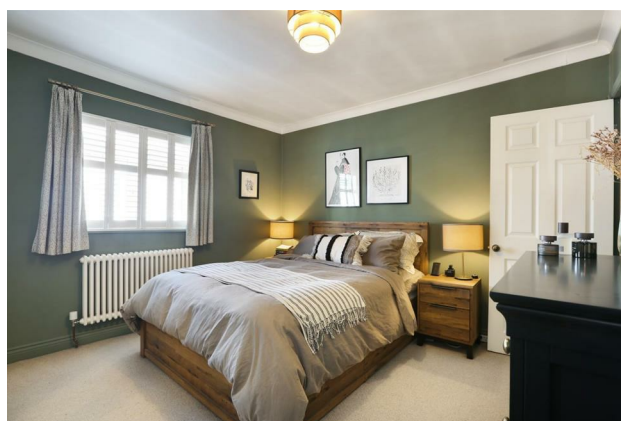
HUNTERS[®]

HERE TO GET *you* THERE

Wellfield Road, London, SW16 2BP

Asking Price £695,000

Property Images



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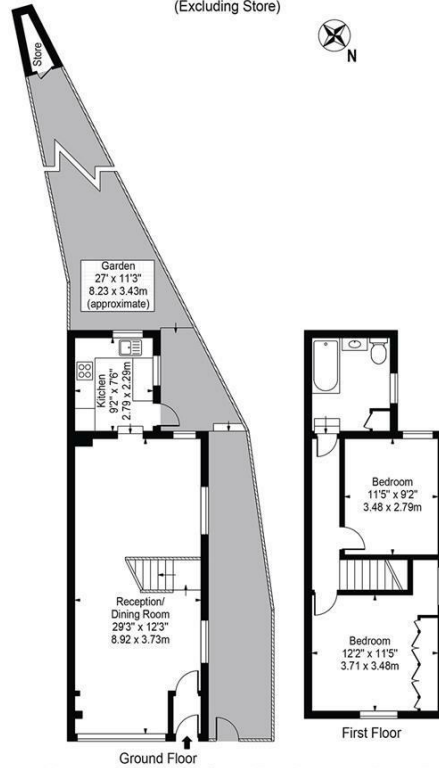
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Wellfield Road, SW16 2BP
Approx. Gross Internal Area 844 Sq Ft - 78.41 Sq M
(Excluding Store)



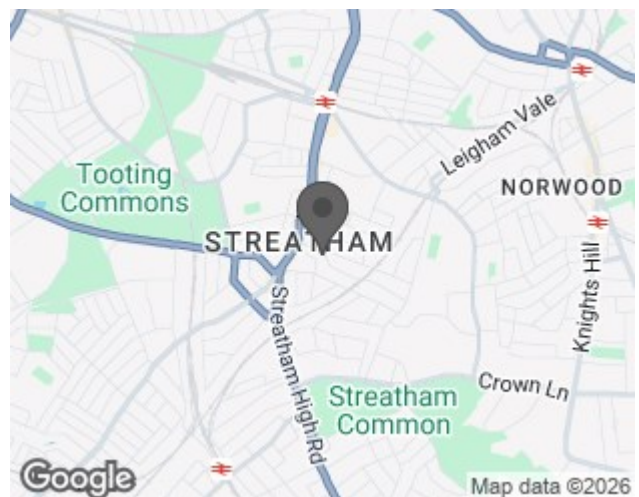
For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Map



Details

Type: House - Detached Beds: 2 Bathrooms: 1 Reception: 1 Tenure: Freehold

Summary

FREEHOLD

Asking Price £695,000 - New to the market is this 2-bedroom detached house on this sought-after road in Streatham.

This period property offers approximately 844 sqft of living space and boasts plenty of character. The ground floor offers a well sized double reception/dining room, a separate kitchen and a back garden as well as a side return. A newly created staircase leads to upstairs which has two double bedrooms and a family bathroom.

Features

• ASKING PRICE - £695,000 • FREEHOLD • DETACHED PERIOD HOUSE • SOUTH FACING GARDEN • REFURBISHED THROUGHOUT • TWO DOUBLE BEDROOMS • DOUBLE RECEPTION/DINING ROOM • SEPARATE KITCHEN/FAMILY BATHROOM • In Proximity of Shops, Restaurants and Amenities • In Proximity of Schools, Transport Links, Parks and Green Spaces

EPC E

COUNCIL TAX BAND D

FREEHOLD

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This period property offers approximately 844 sqft of living space and boasts plenty of character. The ground floor offers a well sized double reception/dining room, a separate kitchen and a back garden as well as a side return. A newly created staircase leads to upstairs which has two double bedrooms and a family bathroom.

Since being purchased the property has been extensively refurbished. The road itself is conveniently tucked away from the main high street but offers seclusion and peace as well as a community orientated pub in close vicinity. There is an abundance of shops, restaurants and amenities in the local area.

The property has been a happy family home for many years and here is what the owners have had to say:

Why we bought the house:

We were looking to buy our first home together and fell in love with this house. We loved the location and the fact it was detached which is a very rare find in London on our budget! We thought the house had a lot of potential and were excited to renovate it.

What we had done to the house:

1. Whole interior re-decorated
2. Brand new kitchen installed (all new appliances, underfloor heating, new wiring, new spotlights, storage solutions, quartz countertop)
3. New front & rear external doors
4. New central fuse box
5. New stairs with under stairs storage built-in and antique brass hardware

6. Porch renovated, sensor spotlight installed & new flooring put down
7. 100% natural wool installed in the entire upstairs including staircase runner
8. New shower screen & bathroom cabinet installed
9. New down lights in hallway

Why we have enjoyed living here:

It's been the perfect first home for us. We've loved making the house our own and have poured a lot of love into the renovation. We've loved hosting friends and family in any weather - the south facing garden is the perfect place for bbqs and entertaining. We've loved the community feel this area has. Alex, the pub landlord across the road, was so welcoming when we first moved and has been a great friend over the years - always collecting a parcel for us and even giving us a free drink every now and then. The location is amazing with direct trains to central London in 20 mins, Lidl just a 2 minute walk away and tooting common 5 minutes away.

Local Transport Links Include:

Streatham Hill, Streatham and Streatham Common Train Stations. These stations offer direct access to London Bridge, London Victoria and Croydon and are situated within Zone 3.

In addition bus routes 45, 50, 109, 133, 159, 249, 250, 255 all run from the local High Street and offer easy access to London and the surrounding areas.

In terms of shops and restaurants the local High Street provides all of the following:

The Monkey Leaf Restaurant, The Bar 61 Restaurant, Tams Kitchen, The Streatham Kitchen, Bravi Ragazzi, The Rice Republic, The Bull Streatham, SW16 Bar & Kitchen, The Moorish Lounge, Italian Bistro, Trio Pizzeria, Trio Pizzeria, The Indian Room and Karachi Cuisine. Nearly all of these establishments have a Google Rating of 4.5 stars or above.

The following schools are offered locally:

Dunraven Primary, Sunnyhill Primary, Julians Primary, St Andrews Catholic Primary, St Leonards Primary and Goldfinch Primary.

Local Parks and Green Spaces include Streatham Common, Tooting Common and Norbury Park.

Early Viewing is Recommended – Please Contact Hunters Estate Agents.

Hunters estate agents Forest Hill sold a house on Sarsfeld Road in SW12 despite local agents instructed prior to Hunters Forest Hill failing to complete the sale. Hunters Forest Hill don't need to be local to you to sell your property and so a great job. The stats from the sale include:

- 9 viewings
- 4 offers (that's over 44% of viewings made an offer!)
- Offers received within 5 days of marketing
- Accepted offer within 23 days of marketing
- 100% of the guide price was achieved
- Found a chain free buyer
- 5 Star Google review left for Hunters Forest Hill for this sale