

Hamptons

INTERNATIONAL



Woodfield Avenue, London, SW16

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£1,750,000
(£1,750,000)

Property details



Key features

- Substantial detached family house
- Approximately 2
- 158 sq ft of accommodation
- Five bedrooms
- Two reception rooms
- Spacious kitchen/dining room
- West-facing 80 ft rear garden
- Significant potential for ground floor
- Excellent loft conversion potential (
- Private driveway with off-street parking

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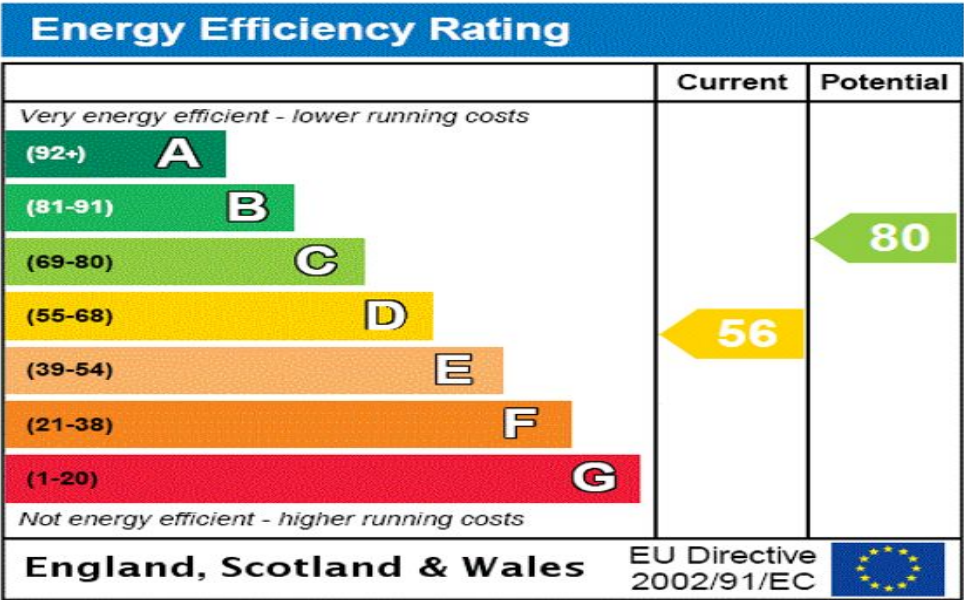
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Description

Extending to approximately 2,158 Sq Ft, occupying a generous plot on the highly regarded Woodfield Avenue and offering exceptional potential for further enlargement, subject to the usual permissions. This impressive property provides well-proportioned accommodation throughout, including two generous reception rooms, a spacious kitchen/breakfast room, five good-sized bedrooms and a family bathroom. The house has been well maintained and offers an excellent opportunity for purchasers to create a truly outstanding long-term family home. One of the property's standout features is its exceptionally large rear garden, providing a wonderful outdoor space for families and offering significant scope for a substantial rear extension. In addition, the sizeable loft presents excellent potential for conversion, enabling buyers to further increase the already impressive living accommodation. To the front, the property benefits from off-street parking via a private driveway, together with an integral garage, providing ample parking and storage. Woodfield Avenue is ideally positioned for families, being within easy reach of a number of highly regarded state and private schools, as well as excellent transport links, local amenities, green spaces and the vibrant shopping and dining facilities of Balham, Streatham, Clapham and Tooting. Un-extended examples of houses such as this on Woodfield, Hoadly and Abbotswood are becoming increasingly hard to find and this particular example truly offers quite remarkable potential to extend and enhance to a bespoke specification of the new owner's choosing. Situation Woodfield Avenue is a sought after tree-lined road which leads to the open spaces of Tooting Bec Common, within catchments for a number of highly regarded local schools. Streatham Hill mainline station, which is 0.4 miles away, has direct access to London Victoria via Clapham Junction, with Northern Line Tube access found at both Tooting Bec and Balham stations. Property Ref Number: HAM-10114







Floor plan

WOOLFELD AVENUE

Approximate Gross Internal Area (Excluding Boiler Room & Garage)

Ground floor = 1019 sq. ft. (94.7 sq. m.)

First floor = 1139 sq. ft. (105.8 sq. m.)

Total = 2158 sq. ft. (200.5 sq. m.)



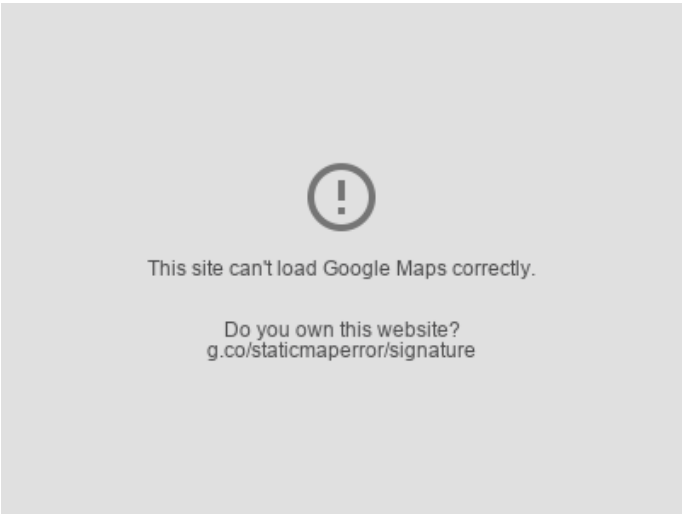
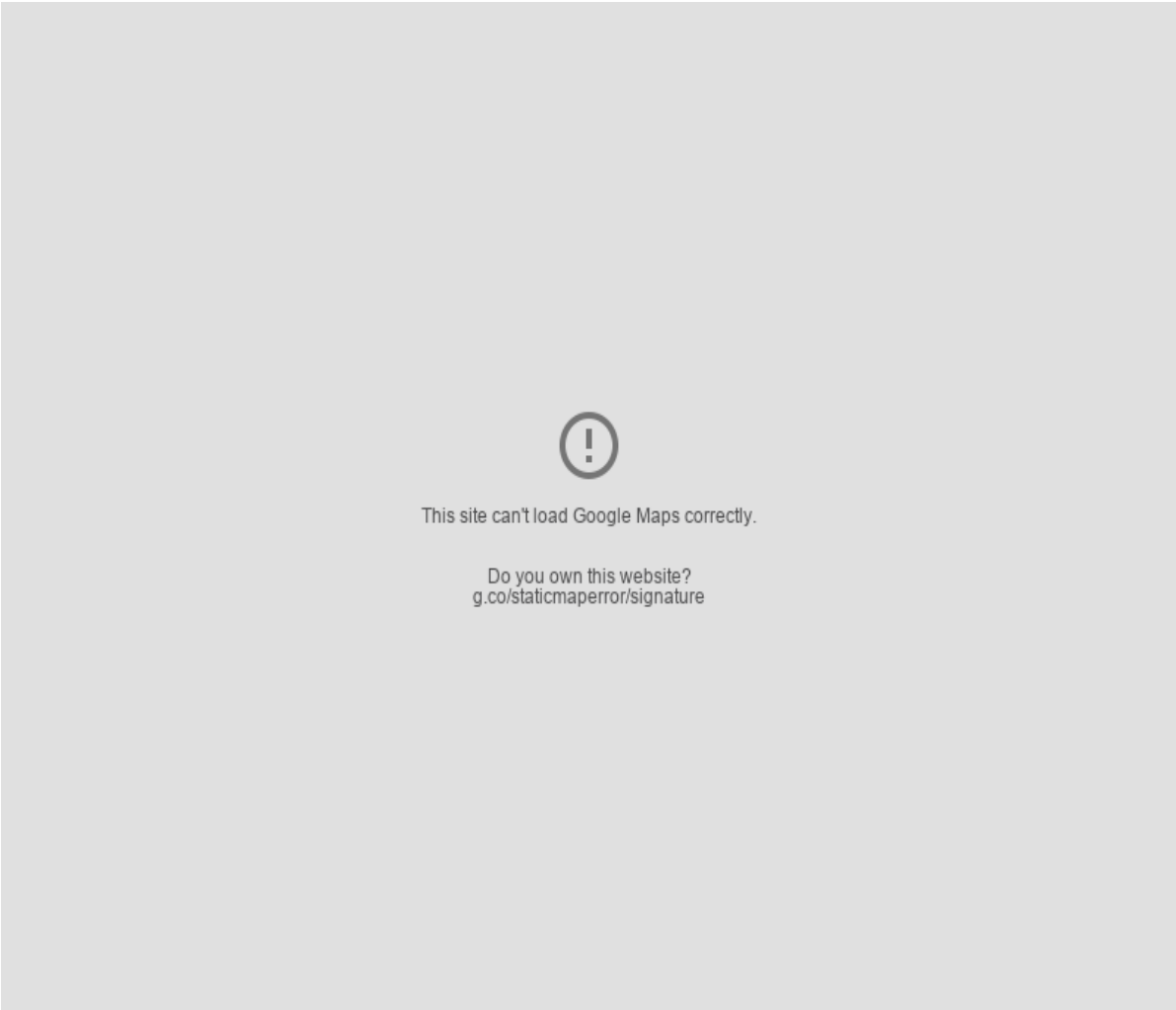
Ground Floor



First Floor

The 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 complete bearings before making any decisions reliant upon them.

Location



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