



45 Woodbourne Avenue, London

£1,500,000 OIEO Freehold



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**A Substantial Family Home on Streatham Hill's Premier Road, Off-Street Parking, South-Facing Garden, 3000 ft.<sup>2</sup>**

Set on one of Streatham Hill's most prestigious addresses, this exceptional five-bedroom home offers over 3,000 sq ft of versatile living space, off-street parking for multiple cars, and a secluded south-facing garden - all within walking distance of Tooting Bec Common and Streatham Hill Station.

From the moment you step inside, the sense of scale and character is clear. A wide entrance hallway leads to two elegant reception rooms; the front enjoys a bay window, and the rear flows seamlessly onto the garden. The heart of the home is the spacious kitchen-diner, perfectly designed for family living and entertaining, with French doors opening onto the private garden. A shed is attached to the building. At the end of the garden, providing access to a high-end outbuilding with electrics, split into two rooms. Currently used as a tool workshop and a potential office. The



- Over 3,000 Sq Ft Of Living Space
- Driveway With Off-Street Parking For Several Cars
- Two Elegant Reception Rooms
- Premier Road In Streatham Hill
- Secluded South-Facing Garden
- Large Kitchen-Diner Opening To Garden
- Outbuilding With Multiple Uses
- 3 Min Walk Tooting Bec Common
- 5 Min Walk to Streatham High Road
- Short Walk to Streatham Hill Train Station



## Woodbourne Avenue, Streatham Hill - SW16

Approximate Gross Internal Area = 281.1 sq m / 3026 sq ft  
(Excluding Outbuilding)



Illustration for identification purposes only, measurements are approximate,  
not to scale. Produced by Haboodle Estate Agents (ID1244693)



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