





This beautiful, detached Edwardian family house, with fabulous 50' x 50' garden has been sympathetically renovated and decorated to enhance the property's naturally spacious proportions and create a very appealing and rare home. Conveniently situated close to the local parade of specialist shops and cafes on Moyser Road in the ever-popular Furzedown area, just south of Tooting Bec Common's green spaces and close to excellent schools, including Penwortham, Furzedown (both Primary) and Graveney (Secondary). Streatham train station is approx. half a mile away whilst Tooting Bec/Tooting Broadway tube and mainline are both just under a mile away.

In an area dominated by very similar Edwardian terraced and semi-detached houses, this detached family home, reputedly occupied originally by the builder of Pendle Road, stands out completely. It has a wonderfully wide footprint and unusual practical facilities such as side access, extra-large side garden with excellent ground floor storage and a superb and very rare, large square rear garden (50' x 50').

This light and spacious property has been attractively decorated and fitted, enhancing its original features and natural proportions. The ground floor provides three large reception rooms, a wide hall and a well-fitted and well-equipped kitchen. There is also a handy downstairs WC. Upstairs provides four bedrooms, a beautiful large bathroom with separate bath, glass shower cubicle and even space/plumbing for the washing machine.

The garden is a rear gem with mature trees on its borders and gets lovely afternoon sun from the north-westerly aspect. It makes a wonderful play area for children. There is excellent and ample outside storage area for bikes and gardening equipment and useful side access.

Pendle Road is a quiet residential street which runs from Welham Road to Thrale Road, either side of the popular shops and cafes of Moyser Road. Streatham mainline station is about half a mile away and provides trains to the City and West End as do Tooting Bec and Tooting Broadway tube stations which are within a mile. Numerous bus routes serve the area. There is an attractive parade of convenient shops and cafes on nearby Moyser Road around which the lovely Furzedown community is centred. Tooting Bec Common is a short walk away, as are the recreational facilities of Furzedown Recreation Ground which include tennis courts, cricket nets, football and basketball pitches and a popular children's playground.

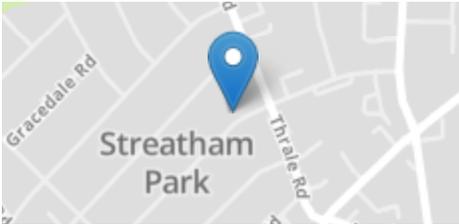


Pendle Road
Furzedown SW16

TO LET

PROPERTY FEATURES

- Kitchen
- Detached
- Dining Room
- Cloakroom /WC
- 50' x 50' Garden
- Borough of Wandsworth
- 4 Bedrooms
- Bath/Shower Room/WC
- Double Reception Room
- 1741 SQ.FT/ 161.6 SQ.M



Energy Efficiency Rating	
Very energy efficient - lower running costs	Least energy efficient - higher running costs
A	G
92 to 100	1 to 10
81 to 91	11 to 20
69 to 80	21 to 30
55 to 68	31 to 35
49 to 54	36 to 40
35 to 48	41 to 45
21 to 34	46 to 50
1 to 20	51 to 55

82

49

England, Wales & N.Ireland

The particulars do not constitute part of an offer or contract; the particulars including text descriptions, photographs and plans are only for the guidance of prospective purchasers and must not be relied on as statements of fact; nothing in the particulars shall be deemed as a statement that the property is in good condition nor that any services or facilities are in good working order; measurements given are approximate; prior to viewing we recommend that you discuss particular points of interest with a staff member to avoid a wasted journey.



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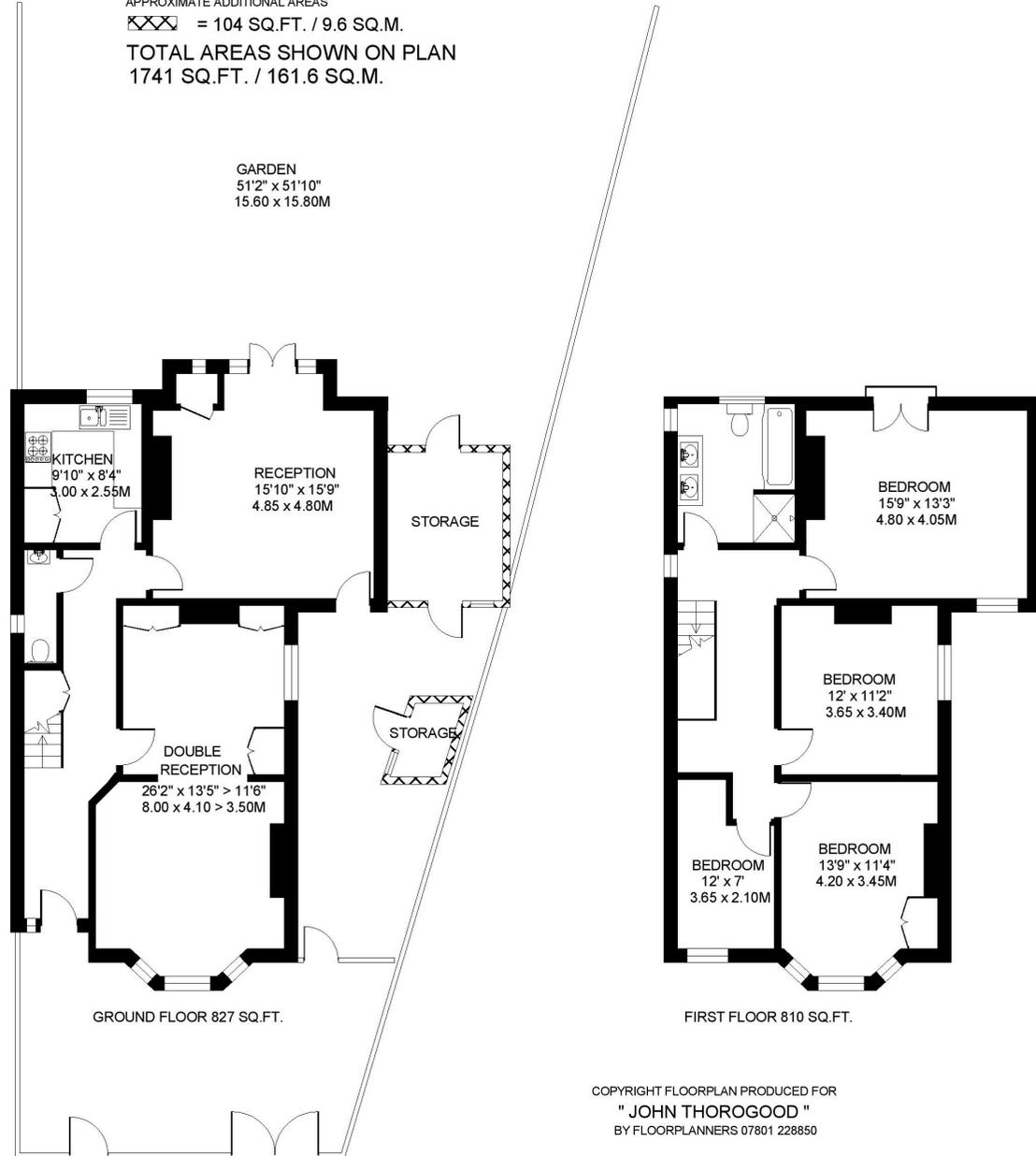


PENDLE ROAD
 STREATHAM
 LONDON SW16



APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 1637 SQ.FT. / 152 SQ.M.
 APPROXIMATE ADDITIONAL AREAS
 XXXX = 104 SQ.FT. / 9.6 SQ.M.
 TOTAL AREAS SHOWN ON PLAN
 1741 SQ.FT. / 161.6 SQ.M.

GARDEN
 51'2" x 51'10"
 15.60 x 15.80M



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