

# Truuli



## Hillcote Avenue, London, SW16 3BQ

£775,000 Freehold

- Off street parking for two cars
- Three bathrooms one is an ensuite
- Tree lined road
- No onward chain
- Bright and spacious feel throughout
- End of terrace family home

Southbridge Place, Surrey, CR0 4HA

Tel: 0330 043 0002

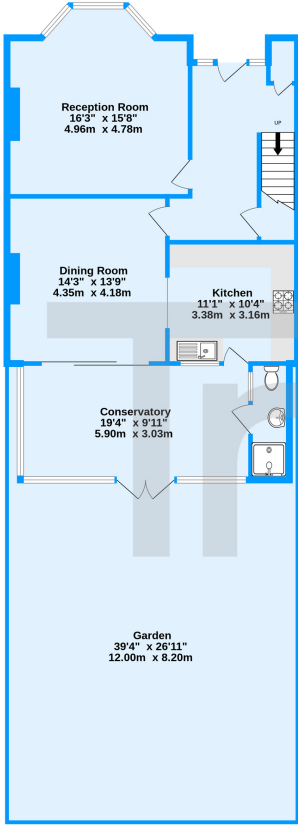
Email: [save@truuli.co.uk](mailto:save@truuli.co.uk) Web: [www.truuli.co.uk](http://www.truuli.co.uk)

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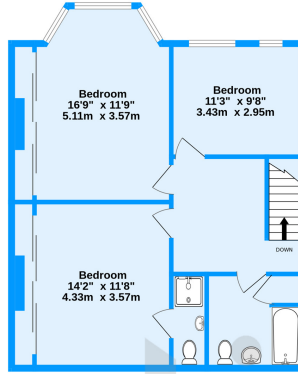
£775,000 Freehold

This bright and spacious semi-detached family home is located on Hillcote Avenue in Streatham. The lovely family home benefits from off-street parking, ample living space and the potential to convert the loft into additional rooms.

Ground Floor  
919 sq.ft. (85.4 sq.m.) approx.



1st Floor  
710 sq.ft. (66.0 sq.m.) approx.



Hillcote Avenue, Norbury, SW16

TOTAL FLOOR AREA: 1630 sq.ft. (151.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>76</b>
(55-68)	<b>D</b>	<b>58</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

