

# CRIFFEL AVENUE

LONDON SW2



savills

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A substantial, five bedroom semi detached family house with a large 56ft garden, off street parking and situated in the popular Telford Park Estate.



## Description

Set back from the road behind a generous driveway and off street parking for three cars, this wonderful family home provides both flexible living and entertaining space arranged over three floors. Off a welcoming hallway with beautiful tessellated floors, doors give access to an elegant drawing room, a family room and dining room. The drawing room benefits from an original open fireplace, large bay window with window seat and intricate plasterwork detailing on the ceiling. The well proportioned family room features extensive built in book shelves and large french doors that open onto the garden and an additional door which leads into the kitchen via the dining room. This room features a large lightwell, an original period fireplace and access to a useful cloakroom. French doors lead from the dining room into the extended kitchen/breakfast room which is beautifully light and boasts a large central island, an Aga, plenty of fitted cupboards, including a utilities cupboard, and full height glass doors allowing views across the garden.

The pretty landscaped garden is wider than average and benefits from both a patio and a large lawn surrounded by a variety of mature shrubs and trees. There is also a shed at the end of the garden, useful for secondary storage, and secure side access to the front of the house.

The first floor comprises a master bedroom with extensive fitted wardrobes, a large sash window with views over the garden and an en-suite bathroom. There are also two further double bedrooms, a family bathroom and a separate cloakroom on this floor. The top floor completes the accommodation with two double bedrooms, both of which benefit from access to a Jack and Jill bathroom, and under eaves storage. The property further benefits from extensive storage space in the loft which is accessed via a hatch.



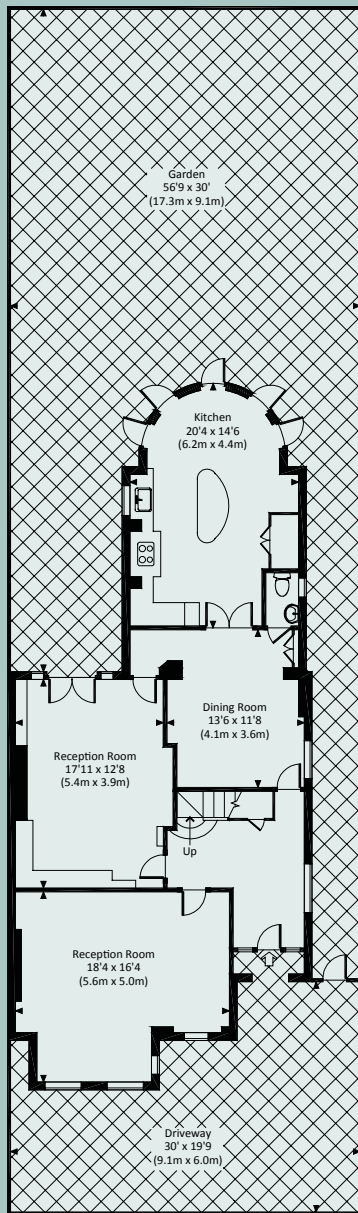
## Situation

Criffel Avenue is a popular residential road located within the exclusive Telford Park Conservation Area. It is ideally situated to benefit from both the open areas and facilities of Tooting Bec Common and Clapham Common as well as the shops, restaurants and wine bars in both Streatham Hill and Balham. The nearest station is Streatham Hill mainline station providing direct services into Victoria.

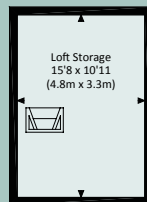
## Accommodation

Drawing room ♦ Family room ♦ Dining room ♦ Kitchen/ breakfast room ♦ Master bedroom with en-suite bathroom ♦ Four further double bedrooms ♦ Family bathroom ♦ Jack and Jill bathroom ♦ Two cloakrooms ♦ Loft storage ♦ 56ft garden ♦ Off street parking ♦ EPC=E

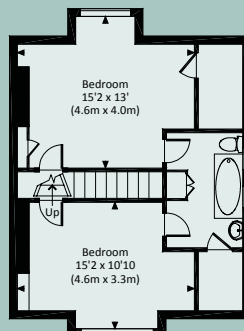




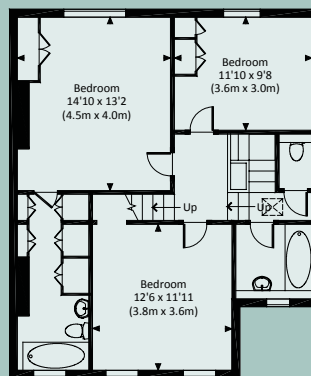
Ground Floor



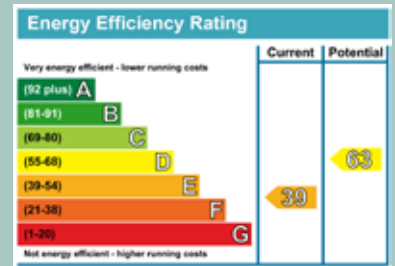
Loft



Second Floor



First Floor



Gross Internal Area (Approx.)  
 220.4 sq.m. (2,372 sq.ft.)  
 274.4 sq.m. (2,354 sq.ft.)  
 Restricted Height Area & Loft Storage

Floorplan by Floorplanners ©

Viewing: Strictly by appointment with Savills.

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 020 8673 4111  
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