



homezone

Offers In Excess of  
£450,000 Freehold

13 Rowan Crescent

London, SW16 5JA

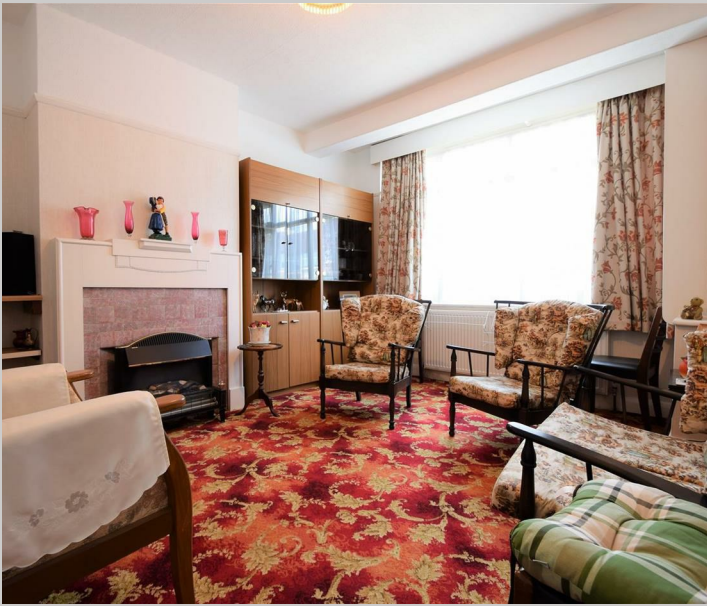
- 1930'S END OF TERRACE HOME
- THREE BEDROOMS
- TWO GOOD RECEPTION ROOMS
- GALLEY STYLE KITCHEN
- FAMILY BATHROOM
- REQUIRES UPDATING
- SPACIOUS REAR GARDEN
- LARGE STORAGE SHED
- CLOSE TO STREATHAM COMMON/MITCHAM EASTFIELDS STN
- CLOSE TO PRIMARY & SECONDARY SCHOOLS



### Homezone Property Services - Beckenham

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Located in a highly popular tree lined residential crescent and having remained in the ownership of the same family since being built, is this attractive end of terrace three bedroom family home which requires modernisation but offers great potential, including options to extend to the rear and into the loft subject to the usual consents.

The property comprises spacious living room and dining room, galley style kitchen, two spacious double bedrooms, a generous third single bedroom, a small bathroom with shower over bath and a separate WC.

To the rear is a South west facing sunny garden stretching to approximately 75-80ft, benefiting from a spacious paved patio, a well maintained central lawn and a large storage shed to the rear.

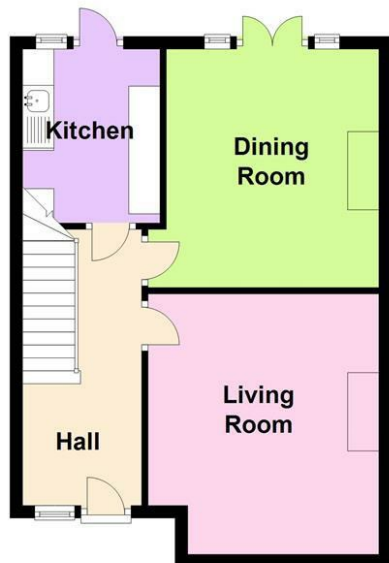
This property is located close to a number of popular primary and secondary schools, including Stamford Primary, Woodmansterne Primary, Granton Primary, Lonesome Primary and Norbury Manor. Secondary Schools close by are Mitcham Vale and Tamworth Manor.

Streatham Common and Mitcham Eastfields stations are both within approximately two thirds to three quarters of a mile from the property.



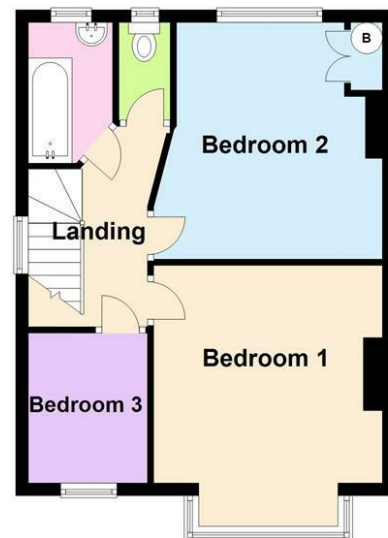
### Ground Floor

Approx. 43.9 sq. metres (472.4 sq. feet)



### First Floor

Approx. 42.4 sq. metres (456.1 sq. feet)



Total area: approx. 86.3 sq. metres (928.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility can be taken for an error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser/tenant.

Plan produced using PlanUp.

**Entrance Hall**

Solid wood painted front door with leaded and stained glass panel to upper part, carpet to floor, two tone wall paper to walls, wall lights, radiator, old gas heater, under stairs storage cupboard.

**Lounge**

13'6 max x 12'0 max recess (4.11m max x 3.66m max recess)

White painted solid wood panelled door, carpet, neutral wall paper, picture rail, UPVC double glazed windows, white painted fire place surround with tiled inner panel, ceiling light fitting, radiator.

**Dining Room**

12'2 x 11'0 max (3.71m x 3.35m max)

White painted solid wood panelled door, carpet, wall paper to walls, wood fire place surround with old style gas fire, UPVC double glazed flank windows and UPVC double glazed French doors leading to rear garden, radiator, ceiling light fitting.

**Kitchen**

9'0 x 7'0 (2.74m x 2.13m)

Wood effect vinyl flooring, light wood effect shaker style kitchen cabinets with laminated worktops, stainless steel sink and drainer unit, neutral colour splash back wall tiles, cream emulsion painted upper walls, ceiling light fitting, double glazed window and double glazed door leading to garden, spaces for appliances, ceiling light fitting.

**Master Bedroom**

13'0 max bay x 12'0 max recess (3.96m max bay x 3.66m max recess)

White painted solid wood panelled door, neutral carpet, neutral colour wall paper, UPVC double glazed windows, radiator, ceiling light fitting.

**Bedroom 2**

12'2 x 12'0 max, reducing to 9'5 (3.71m x 3.66m max, reducing to 2.87m)

White painted solid wood panelled door, neutral carpets, wall paper to walls, built in boiler cupboard, UPVC double glazed windows, radiator, ceiling light fitting.

**Bedroom 3**

7'8 x 6'0 (2.34m x 1.83m)

White painted solid wood panelled door, carpet, cream emulsion painted walls, UPVC double glazed window, radiator, ceiling light fitting.

**Bathroom**

6'7 max x 4'6 (2.01m max x 1.37m)

White painted solid wood panelled door, vinyl floor tiles, white bath with shower mixer tap, white gloss built in vanity storage unit with top mounted wash basin, two tone ceramic wall tiles, obscured glass double glazed window, ceiling light fitting, extractor.

**Separate WC**

vinyl floor tiles, part tiled walls, part emulsion painted, WC, UPVC obscured glass double glazed window, ceiling light fitting.

**Rear Garden**

South west facing and measuring approximately 75-80ft, crazy paving patio, fenced boundaries, central lawn, paved footpaths to both sides, large storage shed to rear.

**PROPERTY MISDESCRIPTIONS ACT 1991**

The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.