



## Groveyay, SW9

£765,000

A beautifully presented three bedroom ground floor home, finished to an exceptional standard throughout. The property has a generous reception room, a stylish separate fitted kitchen, and direct access to a substantial private south-facing rear garden. Additional benefits include a secure, allocated parking space, two bathrooms and a share of the freehold.

Groveyay is a quiet tree lined street, located within the Stockwell Conservation area and within just a short walk from Stockwell Tube Station (Victoria and Northern Lines). Known for its welcoming community spirit and proximity to many shops, restaurants, Brixton and Kennington Park. There is also great access to a number of the Dulwich Schools, with the school bus stopping at the end of the street.

### Features

- Three Bedrooms
- Wonderful Condition
- Share of Freehold
- South Facing Private Garden
- Allocated Parking Space
- Excellent Location



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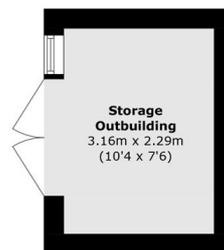
The front reception room is a beautifully proportioned space, offering ample room for both living and dining areas, with elegant French doors that flood the room with natural light. The timeless shaker-style kitchen is thoughtfully designed, featuring generous worktop space and excellent storage perfect for those who enjoy cooking and entertaining.

To the rear of the property, there are two double bedrooms. The principal bedroom benefits from built-in wardrobes and a luxurious en-suite bathroom. A third single bedroom offers excellent flexibility as a home office or guest room, with double doors opening directly onto the impressive south-facing garden.

The garden is a true highlight bathed in sunlight and ideal for outdoor living complete with a garden room equipped with power and lighting. The property is presented in excellent condition throughout and further benefits from second bathroom with walk in shower, ample storage, a share of freehold, and a secure gated allocated parking space.



# Groveyay, London, SW9



(Not shown in actual orientation)



Total area (approx.): 80.2 sq. m (863.3 sq. ft)  
Storage outbuilding area (approx.): 7.2 sq. m (77.5 sq. ft)