



Crescent Way, SW16  
£850,000

**Dexters**



## Crescent Way, SW16

Situated on one of the area's most sought after roads, this impressive and well presented, three-bedroom family home is offered to the market chain-free. Boasting a generous footprint and a large rear garden, the property offers exceptional potential for extension and further enhancement, subject to the necessary planning consents.

The accommodation comprises a welcoming entrance hall, a bright front reception room, a dining room with views over the rear garden, a fitted kitchen, and a guest cloakroom. To the first floor are two generous double bedrooms, a well-sized third bedroom, a family bathroom, and a separate WC. Outside, the property offers ample off-street parking for several vehicles, an integrated garage, and a large rear garden with convenient side access, providing excellent scope for extension and enhancement, subject to the necessary planning consents.

Occupying a prime position on one of Streatham Park's most desirable roads, Crescent Way is ideally situated just 0.4 miles from Norbury Station and 1.0 mile from Streatham Common Station. The property enjoys a peaceful residential setting while remaining within easy walking distance of The Rookery and the expansive green spaces of Streatham Common.

### Features

- Semi detached
- Three bedrooms
- Driveway and garage
- Large garden
- Lots of potential
- EPC: D







# Crescent Way, London, SW16



Total area (approx.): 125.5 sq. m (1350.8 sq. ft)  
(Excluding Garage and External WC)  
Garage area (approx.): 13.7 sq. m (147.4 sq. ft)  
External WC area (approx.): 1.2 sq. m (12.9 sq. ft)