

Leigham Vale, SW2 | £835,000

02087029888

westnorwood@pedderproperty.com

pedder
We live local









In General

- Detached home
- Three bedrooms
- Chain free
- Great location
- Off street parking for two cars
- Utility room
- En-suite
- Good transport links

In Detail

A beautifully presented three-bedroom detached home, offering generous living space, a wonderful landscaped garden and the added benefit of off-street parking.

The property is in excellent condition throughout, with doors opening onto the private garden from both the bright kitchen/diner and separate reception room. This creates a seamless connection between indoor and outdoor living, while enhancing the sense of space and privacy throughout the home.

The sunny, landscaped garden wraps around the rear of the property, providing a wonderful space for children to play, entertaining friends and family, or simply relaxing in the sunshine.

Upstairs, there are three bedrooms, including a spacious principal bedroom with a modern en-suite shower room and a generous second double bedroom. The third bedroom is currently arranged as a walk-in wardrobe but offers excellent versatility, with the potential to serve as a home office, nursery or single bedroom. A family bathroom completes the first floor.

Further benefits include an additional ground-floor room, ideal for use as a home office or utility room, a convenient downstairs WC, off-street parking for two cars and useful side access. The property is also offered to the market with no onward chain.

Leigham Vale is a sought-after residential road, ideally positioned for the excellent range of shops, cafés and amenities available in both Streatham and West Norwood town centres. Frequent bus services provide convenient links to Brixton, while Tulse Hill station is within easy reach, offering rail connections to London Bridge and beyond.

EPC: C | Council Tax Band: E









Floorplan

Leigham Vale, SW2

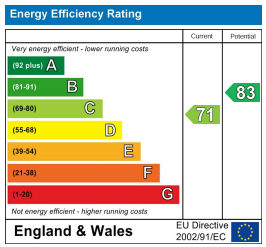
Approximate Gross Internal Area
94.2 sq m / 1014 sq ft



Ground Floor **First Floor**

= Reduced headroom below 1.5 m / 5'0

Copyright www.pedderproperty.com © 2026
These plans are for representation purposes only as defined by RICS - Code of Measuring Practice.
Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions,
shapes and compass bearings before making any decisions reliant upon them.



Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.