

# Truuli



## Sherwood Avenue, London, SW16 5EL

£550,000 Freehold

- Space to live & grow – Three bedrooms plus two reception rooms, giving you the flexibility for a home office, playroom, or formal lounge.
- Your own outdoor sanctuary – A large private garden, perfect for summer barbecues, morning coffees, or children and pets to play freely.
- Parking, no stress – Off-street parking means no more circling the block after a long day.
- Dream bigger – Potential to extend outwards and upwards (subject to permissions), whether that's a loft

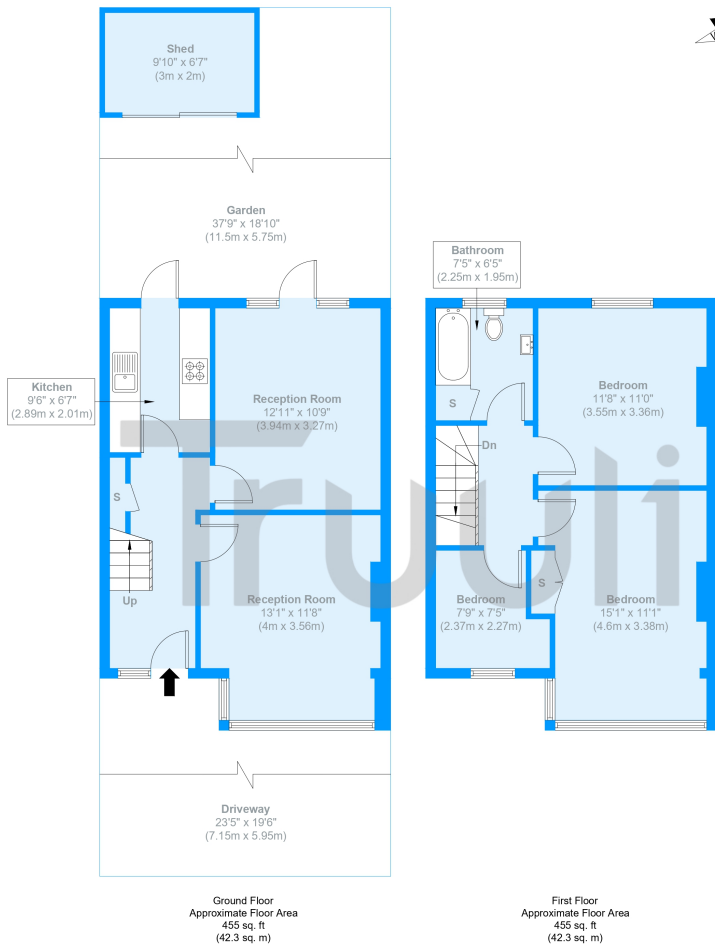
# Sherwood Avenue, London, SW16 5EL

£550,000 Freehold

This three-bedroom family home isn't just a place to live, it's a place to grow. With two generous reception rooms, you have the flexibility to create a formal living area, a home office, or a kids' play zone without compromise. The large private garden is your personal outdoor sanctuary, think summer barbecues, morning coffees, or a safe space for little ones and pets to roam.

Parking headaches? Solved. Off-street parking means no circling the block after a long day.

## Sherwood Avenue



Approximate Gross Internal Area = 84.6 sq m / 911 sq ft

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>68</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

