

Balham

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Andrews 



Pentney Road, LONDON

£1,500,000

SW12

Energy Efficiency Rating: E

Balham

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2105 sq ft quite exceptional house and garden in one of the most sought after roads in the Hyde Farm Estate



Pentney Road is located in a very popular area of SW12 known as the Hyde Farm Estate. Sought after for its attractive tree lined streets of period properties, the Hyde Farm Estate is well placed for access to both Balham and Tooting Bec Common. The area also has the benefit of two Ofsted rated outstanding primary schools.

Located at the Tooting Bec Common end of the road, this wonderful house is not only more substantial and wider than the other houses in the Hyde Farm area, it also has the benefit of a separate street entrance to a home office/garden room extension. The first visual treat comes as you step into the hallway and are met with an uninterrupted view of the property's beautifully planted garden, next is the double reception room. A wonderfully welcoming room with a fine fireplace at one end, built-in bookshelves at the other, it extends to 30'2 and can be split in two by folding doors. Glass doors lead onto the superb kitchen/dining room; with white gloss units running down one side of the room, a log burner on the other and a wall of glass doors and windows opening to the garden, the majority of the room is free for dining and entertaining. The garden room, currently used as an office, has the benefit of its own cloakroom and can be accessed via the garden and from the street. The secluded garden is a stunning mix of contemporary planting and a layout that provides a patio for outdoor entertaining, and a 2nd patio to catch the afternoon sun, all enclosed by a carefully chosen mix of mature shrubs, trees and flowering plants. At 50' x 36', it is also a far larger garden than the neighbouring properties and with its open aspect at either side enjoys sun for the majority of the day. All four bedrooms are generous double sizes, including a magnificent master bedroom with en-suite and a top floor bedroom and bathroom which have been arranged as a studio flat with a small kitchen. Decorated throughout in a tasteful, contemporary palette, and with underfloor heating in the kitchen and both bathrooms, this magnificent property is undoubtedly one of the most desirable houses in the Hyde Farm Estate.

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Summary

- 2105 sq ft
- Stunning Double Living Room
- Superb Kitchen/Dining Room
- 4 Double Bedrooms
- En-suite and 2 further bathrooms
- Home Office with Street Entrance
- 50' x 36' Contemporary Garden

Highlights



Internal Total Area
195.5sqm / 2105sqft



Balham Underground and Railway Station
0.7km / 0.4m



Henry Cavendish Primary School
0.3km / 0.2m



Tooting Bec Common
25 metres

Interested in this property?

For viewings and advice please get in touch with our Balham branch on 020 8675 2244

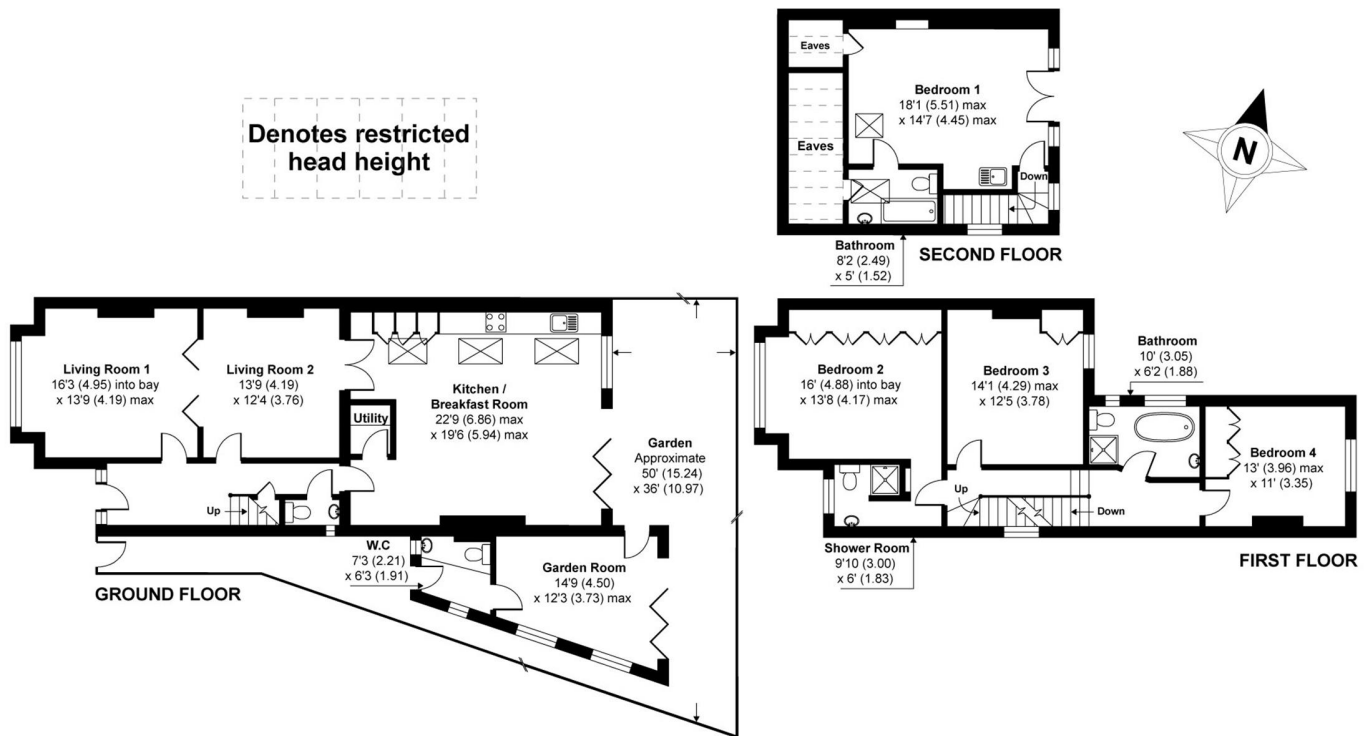
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			66
(39-54) E	48		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			56
(39-54) E	39		
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Pentney Road, London, SW12

APPROX. GROSS INTERNAL FLOOR AREA 2105 SQ FT 195.5 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT, GARDEN ROOM & W.C)

Denotes restricted head height



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 is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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The Andrews Small Print

This listing contains no artificial colours, no photo doctoring, no super-wide angle images, no props, no overstatement, no pressure and no urgency. Instead you can count on our reassuring advice and refreshing service to help you with the big decisions.

Disclaimer

We haven't tested any of the appliances listed in these details, or asked for warranty or service certificates, unless stated - they're on an 'as seen' basis.

You should only use floor plans as a general guide to room layout and design, as they're not exact. You can find out how we've measured them in our Andrews Guide to Measuring, which you can ask for at any of our branches.

If you're interested in this property, you need to come through us for all negotiations. Please note that neither these details, nor anything we've said about the property, are part of an offer or contract, and we can't guarantee their accuracy.

