

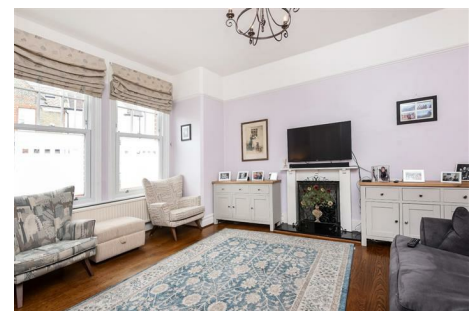
CHERITON SQUARE, SW17

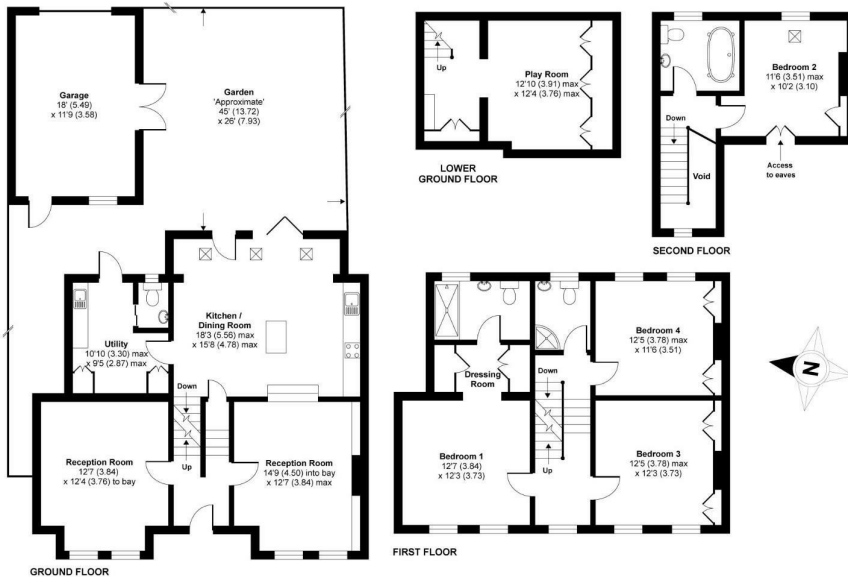
CONTACT: BALHAM 020 8675 6565

£1,599,950 FREEHOLD



A wonderful example of Victorian double fronted family home offered to the market in excellent condition throughout. The spacious accommodation spans over three floors and offers 2252sqft of internal space. The downstairs comprises two lovely airy reception rooms with a wood burning fireplace, two bay windows and intricate corning. There is wooden flooring throughout and built in storage. To the rear there is a fantastic kitchen/breakfast room with modern built in appliances and ample room for dining, off which there is a large utility room with a separate loo. Concertina doors open out onto a lovely private and secluded garden, which is part wooden decking and part lawn making it child friendly and relatively low maintenance. Stairs lead down to a large play room, with added storage. The main stair case sits in the heart of the property leading up to the first floor there are three double bedrooms and a family bathroom. One bedroom being the master which also benefits from a walk in dressing room which continues to a large ensuite. The top floor accommodates a further bathroom with free standing bath and a good size double bedroom. The property also benefits from a garage that can be accessed from the rear of the property. Located on a highly desirable road in the Heaver Estate in Balham, this gorgeous home is well situated for easy access to Balham mainline and underground stations, as well as the shops, bars and restaurants local to the area.





APPROX. GROSS INTERNAL FLOOR AREA 2252 SQ FT 209.2 SQ METRES (EXCLUDES VOID & INCLUDES GARAGE)

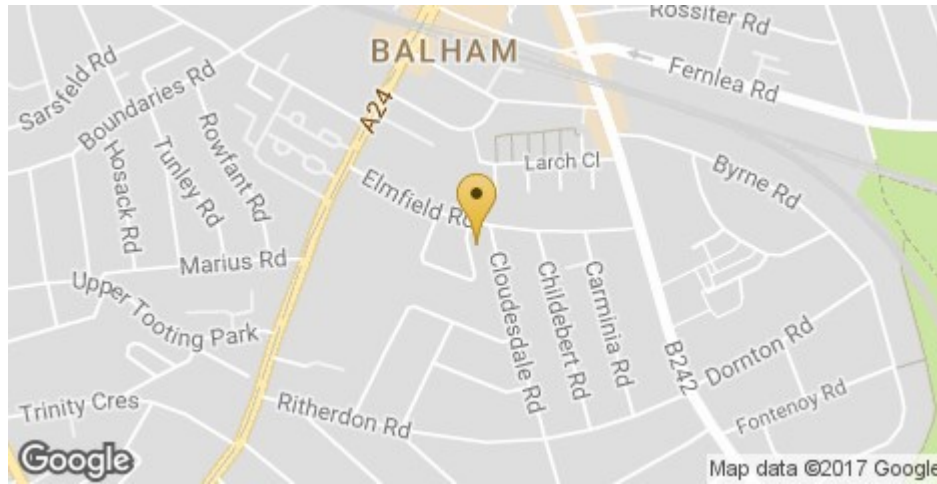
Cheriton Square, London, SW17

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Disclaimer

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 and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	62

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	79