



CAUTLEY AVENUE, SW4

£2,999,950

- Double fronted home
- Five bedrooms
- Four reception rooms
- Open plan kitchen/dining room
- Wider than average garden
- Energy rating: E



5



3



3



ABOUT THE HOME

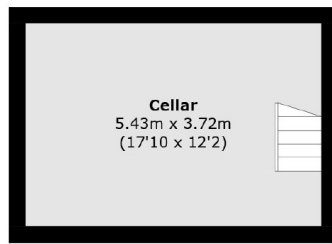
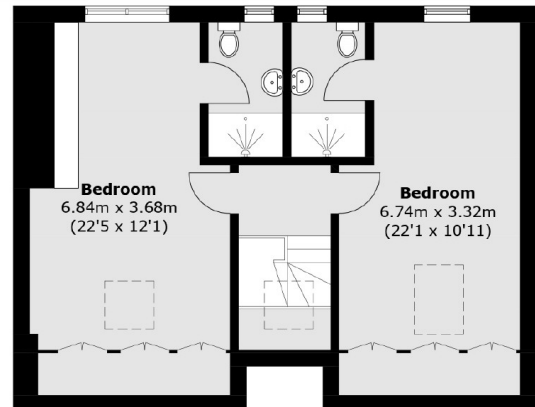
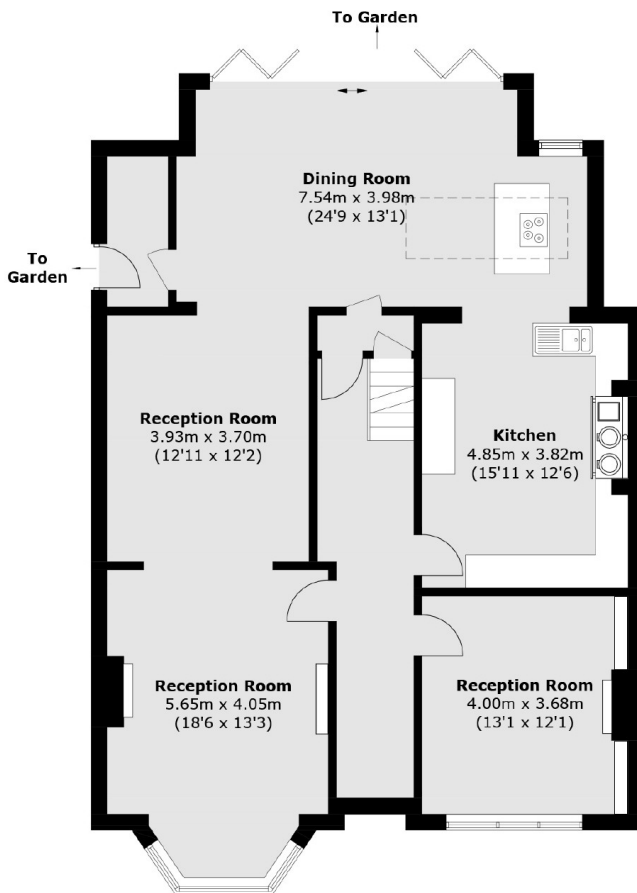
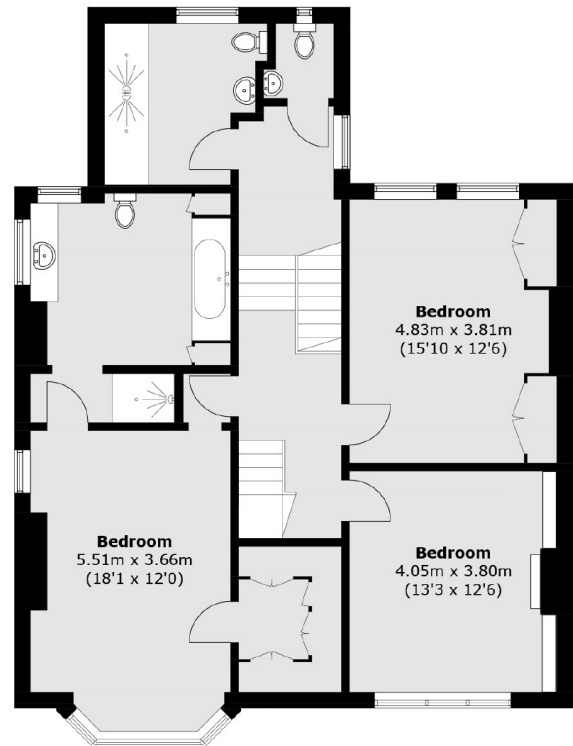
An impressively proportioned five bedroom double fronted, semi-detached Victorian residence boasting over 3,000 square feet of accommodation. The property has been thoughtfully extended and modernised by the current owners offering a superb mix of living and entertaining space.

The property comprises a wider than average entrance hall, separate front reception room, a double reception room leading to the open plan kitchen/dining space with utility room. The rear entertaining space benefits from bi-fold doors which frame the larger than average rear garden perfectly. To the first floor are the principal bedroom with dressing area and en suite bathroom, a further two double bedrooms and family bathroom. To the second floor there are two double bedrooms with en suite shower rooms.

Cautley Avenue is a sought after tree-lined road linking Abbeville Road with Clapham Common. Residents enjoy close proximity to a range of local amenities including the boutique shops, cafés and restaurants of Abbeville Road, Clapham Old Town and Clapham High Street. Commuters are well served by Clapham South






Basement

Second Floor

Ground Floor

First Floor

Total area (approx.): 305.6 sq. m (3,289.3 sq. ft)
(Including Basement)

JACKSONS CLAPHAM

73 Abbeville Road, London,
SW4 9JN
Sales: 020 8487 3177
Lettings: 020 8487 3178

Energy Rating: E We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.