



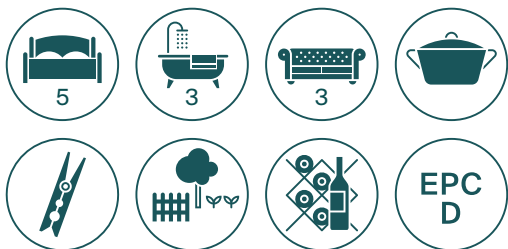
**Laitwood Road,
Balham
SW12**



This is a well-appointed five bedroom family home that offers spacious accommodation over four floors.

The ground floor comprises of completely open plan living space. To the front of the property is the dining area with a bay window. This leads to the kitchen that is fully fitted with modern units and appliances and a breakfast bar. To the back of the property is the main reception living space, with glass doors that flood the room with natural light and slide open to the garden, extending the reception and entertaining space outside.

The lower ground floor houses a games room, cinema room, wine room and a useful utility room. There is also a wc on this floor.



Laitwood Road in Balham is well served by public transport, with great access routes to the City or the West End. Balham station (approximately 0.3 miles) is on the Northern Line with overground services operating to Victoria, Clapham Junction, Croydon and Gatwick. Balham has become a destination in its own right, with a wide range of boutique shops and bustling bars and restaurants.





The bedrooms are arranged over the first and second floors. The principal bedroom suite offers built-in storage space with a walk-through wardrobe and an en suite bathroom. There are two further bedrooms on this floor with a family bathroom and there are two additional bedrooms with a shared bathroom on the second floor.

The house has fantastic storage throughout and has been finished with exceptional attention to detail and quality, ideal for a family looking for modern and flexible living.

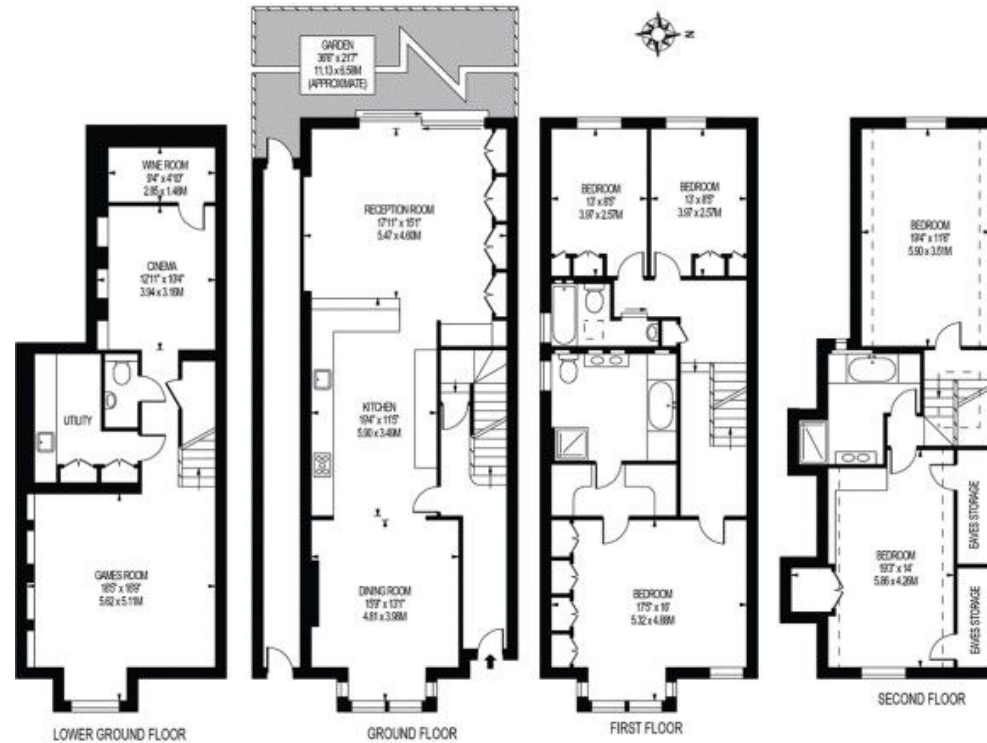


LAITWOOD ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 3182 SQ FT - 295.65 SQ M
(INCLUDING RESTRICTED HEIGHT AREA, EAVES STORAGE & OUTSIDE SPACE)

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2869 SQ FT - 266.57 SQ M
(EXCLUDING RESTRICTED HEIGHT AREA, EAVES STORAGE & OUTSIDE SPACE)

APPROXIMATE TOTAL RESTRICTED HEIGHT AREA, EAVES STORAGE & OUTSIDE SPACE: 313 SQ FT - 29.08 SQ M



FOR ILLUSTRATION PURPOSES ONLY

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Particulars dated [October 2021]. Photographs and videos dated [May 2020].

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