



John Hunter Avenue, SW17

£750,000

An exceptional example of a modern family home nestled away on a tree lined private road moments away from the heavily invested area of Springfield Village. The property benefits from two double bedroom, two bathrooms, an open plan modern living space and a private south facing garden with loft conversion potential (STTP).

John Hunter Avenue represents an exclusive community of residential houses uniquely positioned between Tooting, Earlsfield and Wandsworth Common, with easy access to their many shops, bars and restaurants. The superb transport links of Tooting Bec and Broadway (Underground) Stations are also within a stones throw.

Features

- Freehold Home
- Two Double Bedrooms
- Private Modern Development
- Potential to Extend (STPP)
- South Facing Garden
- Private Parking
- EPC Rating B



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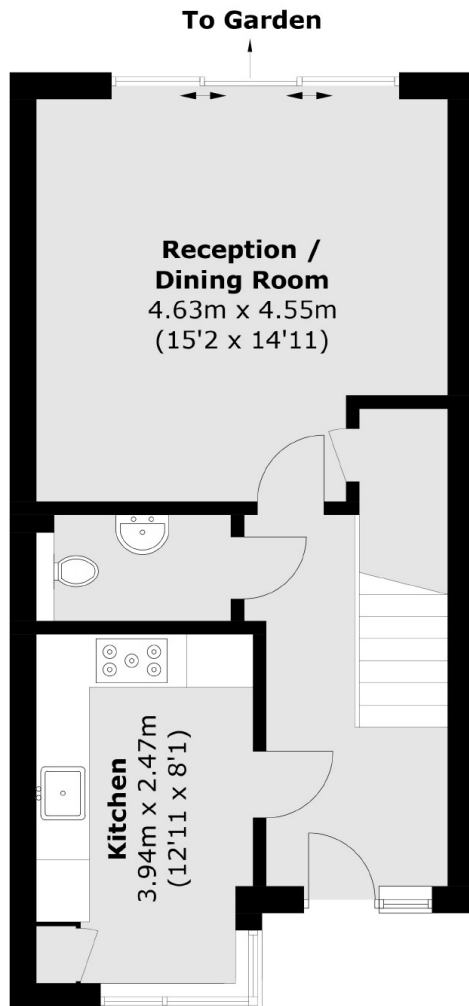
Upon entering you are greeted with a bright and spacious entrance hall leading to a stylish eat-in kitchen perfectly complimented by solid worktops, wall hung units, integrated appliances and a comfortable dining area.

To the rear of the property there is a spacious separate reception room with full width sliding doors opening onto a secluded south facing garden, beautifully landscaped with low maintenance plants and a large shed with utilities providing a suitable amount of storage with further potential to install a garden studio/home office. The ground floor also benefits from a downstairs cloakroom and ample under stair storage.

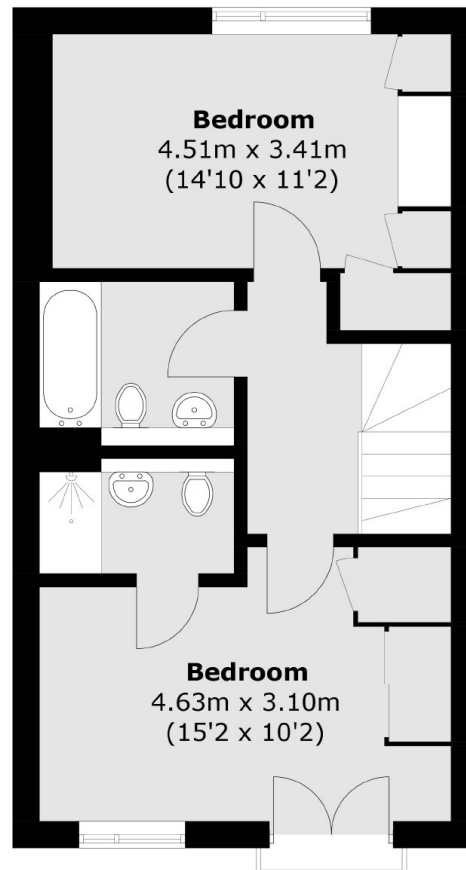
Over the first floor, there are two bedrooms and two bathrooms with double height ceilings and further potential to extend (STPP). The property also benefits from superb sustainability credentials, with an EPC rating B, PV panels on the roof which results in low energy costs and an NHBC warranty valid until 2027.



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Ground Floor



First Floor

Total area (approx.): 85.7 sq. m (922.4 sq. ft)