



## Holderness Road, SW17

£900,000

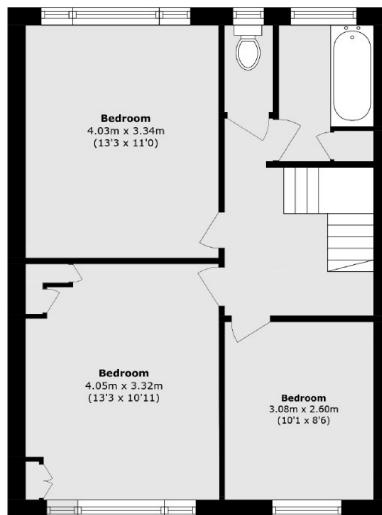
A charming semi-detached freehold home nestled between Balham and Tooting Bec with huge potential to extend (STPP) and alterations with accommodation that spans three generous double bedrooms, a front reception room, a generous dining room with a fitted kitchen and a three piece family bathroom. The property also includes a sizeable garden and a garage with off-street parking.

Holderness Road is a quiet tree lined residential road positioned moments from Balham and Tooting Bec town centres with the vast shops, bars and restaurants on the doorstep. Tooting Bec and Balham Underground stations are also a short stroll away.

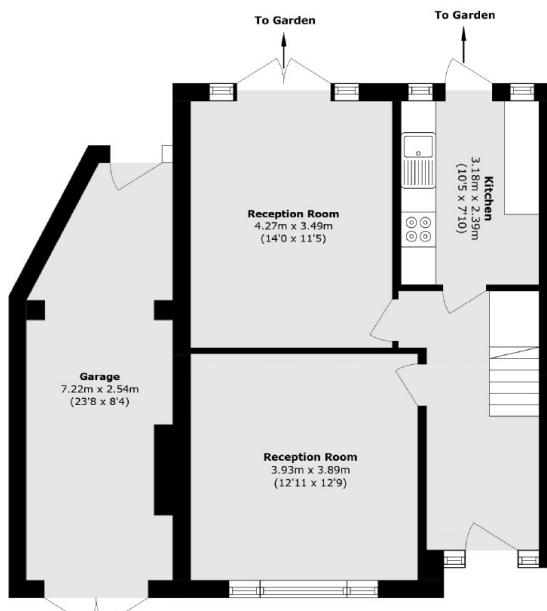
### Features

Freehold Home  
Off-Street Parking  
Garage  
Potential to Extend (STPP)  
Large Garden  
Semi-Detached

# Holderness Road, London, SW17



**First Floor**



**Ground Floor**

Total Internal area (approx.): 98.3 sq. m (1058.1 sq. ft)  
(Excluding Garage)

Garage area (approx.): 16.8 sq. m (180.8 sq. ft)

Total area (approx.): 115.1 sq. m (1238.9 sq. ft)

(Including Garage)

# Dexters

Tooting  
48 Tooting High Street  
London  
SW17 0RG  
Sales  
020 8545 8582

Energy Rating: D. 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.

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Estate Agent  
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