



Cathles Road, SW12

£1,150,000



- Victorian
- Three Bedrooms

- Potential To Extend
- South Facing Garden

- Close To Transport
- Chain Free





ABOUT THE PROPERTY

A fantastic three bedroom Victorian home with plenty of potential to extend. It has a cellar and a large south facing garden. Council Tax Band- F

The front door opens into a spacious entrance hall, on the left is a large dual aspect double reception room with features including two fireplaces and traditional corncicing. To the rear of the property is a generous kitchen and dining room which has the option to extend into the side return. On the first floor are three double bedrooms, two of which have fitted wardrobes. These are served by a bathroom and a separate w.c. The loft and pod extension could be done to create a further two bedrooms and another bathroom. To the rear of the property is a large south facing garden.



Cathles Road is a popular, tree lined residential road with convenient access to Clapham South tube station. The shops, restaurants and other amenities at Clapham South, Balham and Abbeville Village are all within a short walk. The outside space of Clapham Common is located just around the corner. Council Tax Band- F





Total area (approx.): 117.8 sq. m (1268.0 sq. ft)
 External Storage: 2.8 sq. m (30.1 sq. ft)

Marsh & Parsons Battersea

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