



Cathles Road, SW12

£1,300,000

4 2 2 C

- Four Bedrooms
- Two Bathrooms
- Victorian
- Chain Free
- Close To Clapham South
- South Facing Garden





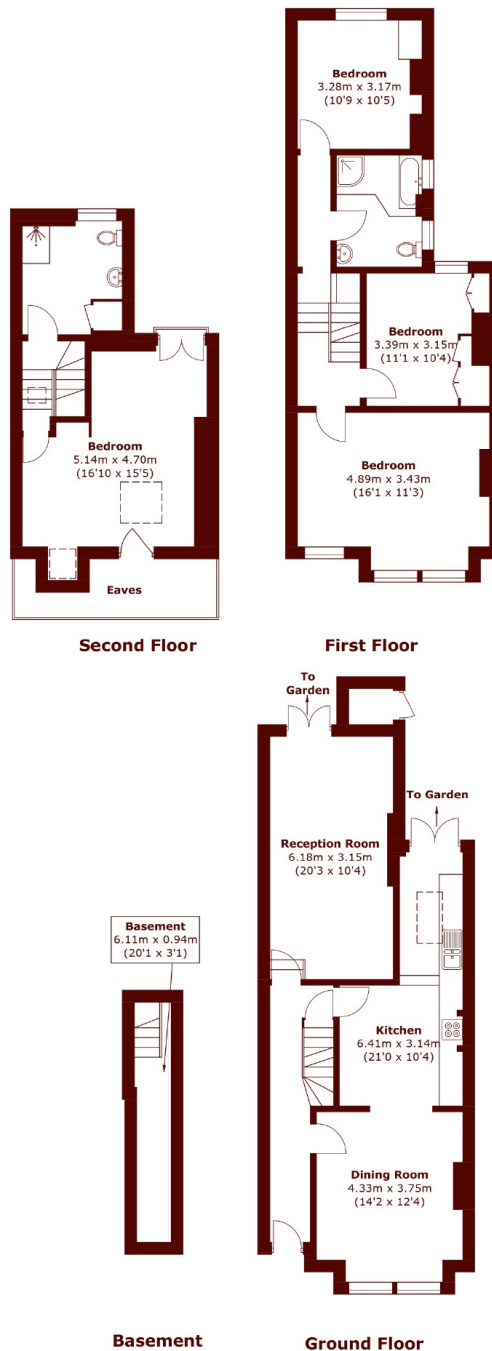
ABOUT THE PROPERTY

A fabulous four-bedroom, two-bathroom, late-Victorian family home measuring just under 1,700 sq ft with a south-facing garden, located 0.3 miles from Clapham South tube station. It has been sympathetically renovated throughout, but there is still potential for further extension into the side return.

The front door of this beautiful mid-terraced building with its immaculately restored red brick facade and pathway opens into a spacious entrance hallway. On the right is the dining room with original features, such as the fireplace, cornicing and ceiling rose, which is open plan to a well-maintained shaker-style kitchen with pristine engineered oak flooring and patio doors to the garden. To the rear of the property is a large living room, also featuring the original fireplace, with separate patio doors to the garden. On the first floor are three double bedrooms served by a modern family bathroom with both a shower and a bath. The loft extension has created a fourth large double bedroom and a modern shower room. To the rear of the property is a lovely south-facing, mature, low maintenance garden, ideal for al fresco dining.

Cathles Road is a popular and peaceful tree-lined residential road with easy access to local shops, restaurants and other amenities, as well as the wide open spaces of Clapham Common. Council Tax Band- F





Total area (approx.): 157.5 sq. m (1,695.3 sq. ft)
 External Storage : 1.2 sq. m (12.9 sq. ft)
 (Including Basement / Excluding Eaves)

Marsh & Parsons Battersea

118 Northcote Road,
 London, SW11 6QP
 020 8673 4377