



barnard marcus

**Heathfield Road, London SW18 3HX**



welcome to

## Heathfield Road, London

A charming three bedroom, two reception house with off-street parking, set on a sought-after road close to Wandsworth Common.

This lovely house, set back from the road behind the driveway and mature plantings, features a front reception room with bay window and a period fireplace, a separate dining room with doors leading out to the well-maintained garden which has been laid to patio area and lawn, and a kitchen overlooking the garden. A downstairs wc completes the accommodation on the ground floor.

Three double bedrooms are arranged on the first floors including a master bedroom with a range of built-in wardrobes and a bay window, and a modern family bathroom.

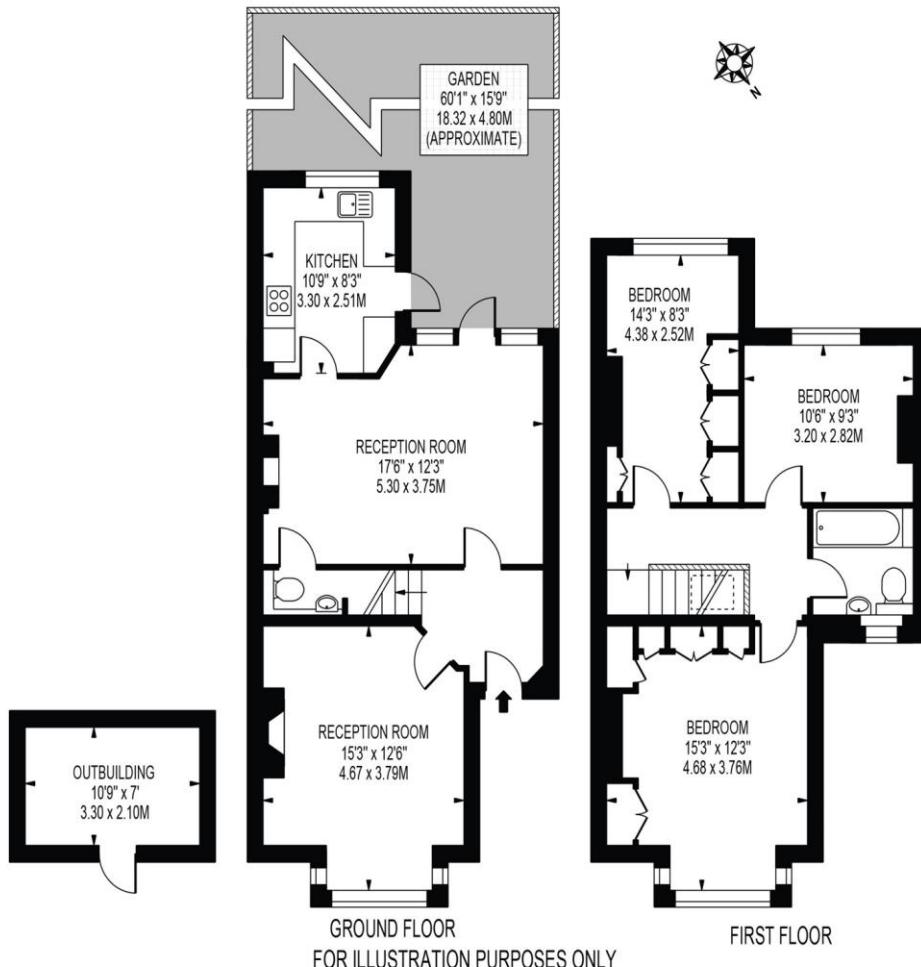
Heathfield Road is an attractive residential road close to the wide-open green spaces of Wandsworth Common. It is ideally placed for access to the local amenities of both Wandsworth and Earlsfield, including the shops and restaurants on Bellevue Road, Northcote Road and at the Southside Centre. Transport links can be found at Wandsworth Town and Earlsfield, both with easy access to central London via Waterloo. Clapham Junction is approximately a 15-minute walk away, with connections to London Victoria and beyond.



## HEATHFIELD ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1081 SQ FT - 100.44 SQ M  
(EXCLUDING OUTBUILDING)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING: 75 SQ FT - 6.93 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

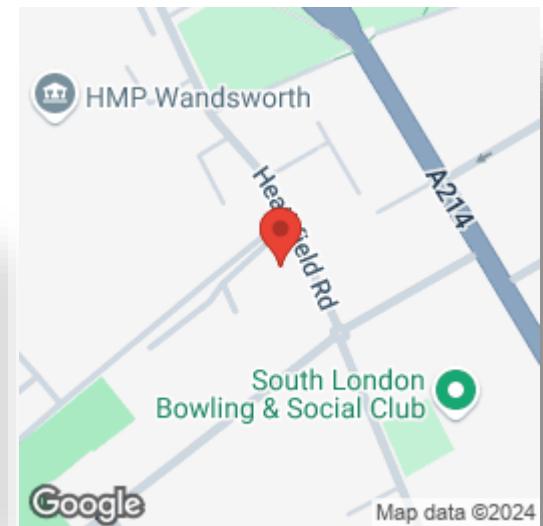
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## Heathfield Road, London

- Three Double Bedrooms
- Two Reception Rooms and Separate Kitchen
- Downstairs WC
- Lovely Garden Laid to Patio and Lawn
- Close to Wandsworth Common

Tenure: Freehold EPC Rating: E

# £950,000



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Property Ref:  
EAR104820 - 0006

Please note the marker reflects the postcode not the actual property



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