



Heathfield Road, London SW18 3HX

welcome to

Heathfield Road, London

A charming four bedroom semi-detached Edwardian family home, with superb extended living space, a large southwest facing garden and off-street parking.

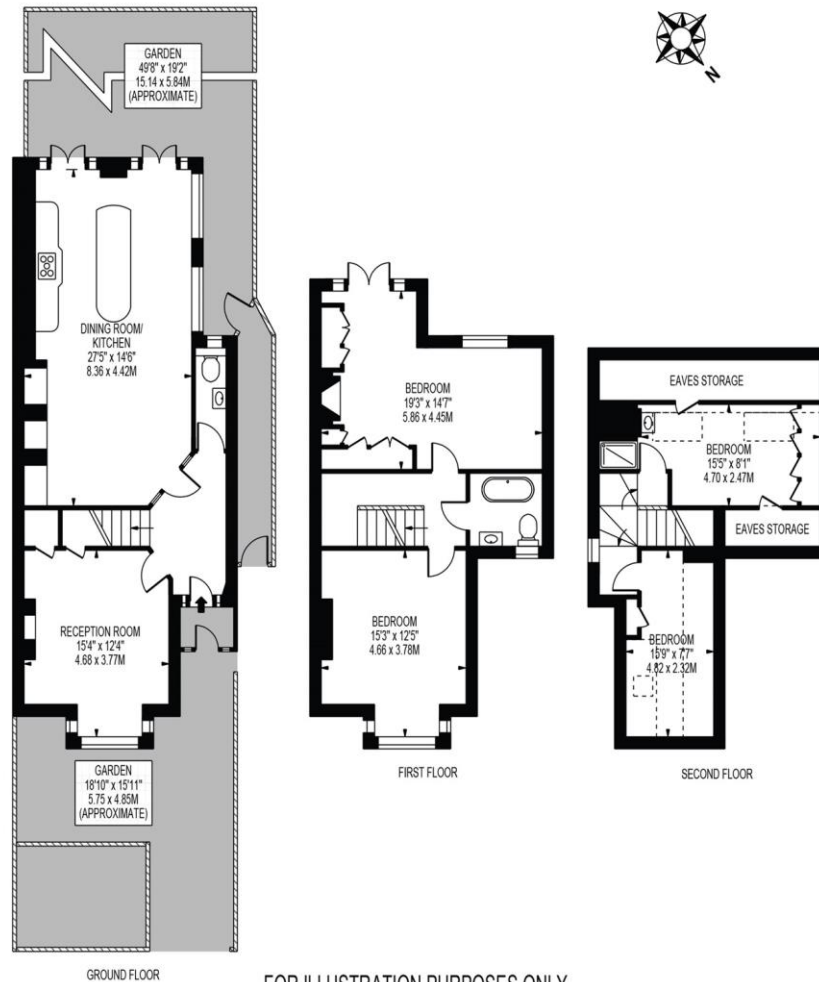


HEATHFIELD ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1596 SQ FT - 148.26 SQ M

(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 150 SQ FT - 13.92 SQ M



FOR ILLUSTRATION PURPOSES ONLY

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.

A charming four bedroom semi-detached Edwardian family home, with superb extended living space, a large southwest facing garden and off-street parking.

The property benefits from a wealth of character with a delightful reception room to the front, a superb kitchen/breakfast room in excess of 26' in length leading to the rear garden, two double bedrooms on the first floor, the master with French doors opening onto a flat roof, with the top floor offering two further bedrooms.

The delightful, sunny rear garden stretches in excess of 50' and it surrounded by well stocked borders with pretty plants, shrubs and mature trees, whilst the patio area offers space for entertaining. In addition, there is side access.

The front of the property boasts a private driveway with off-street parking.

Heathfield Road lies in close proximity of the green open spaces of Wandsworth Common and the popular amenities of Earlsfield, Bellevue Road and Northcote Road.

Transport links include Earlsfield and Clapham Junction mainline stations.

Located within the Beatrix Potter primary school catchment area.

welcome to

Heathfield Road, London

- Charming Four Bed Semi-detached Edwardian House
- Superb Extended Kitchen/breakfast Room
- Large Southwest Facing Garden
- Private Driveway with Off-street Parking
- Beatrix Potter Primary School Catchment Area

Tenure: Freehold EPC Rating: E

Council Tax Band: F

£1,250,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EAR104819



Property Ref:
EAR104819 - 0013

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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