



**Worslade Road, London SW17 0BT**

## ***Welcome to*** **Worslade Road, London**

A remarkable three double-bedroom end-of-terrace family home with a south facing garden on Worslade Road. The property has sidegate access, a conservatory, two bathrooms and a downstairs utility / W.C. Additionally at the rear there is a fully kitted one-bedroom guest house/annexe. The property has been recently renovated to a very high standard and boasts a beautiful open plan layout with an impressive kitchen, dining area, cosy lounge, and sunny conservatory. This stunning family home is situated in a prime location between Tooting, Wimbledon and Earlsfield. The property benefits from three generous double bedrooms, an impressive garden annexe and modern luxuries including EV charger, AC on the ground floor, instant boiling water tap and underfloor heating. The ground floor offers a beautiful lounge which accesses the generous kitchen/ dining area via large modern glass doors. The kitchen features a large island/breakfast bar with a built-in wine fridge and new flooring throughout. The sunny conservatory is usable all year round thanks to a newly insulated roof (keeping it warm in the winter and cool in the summer), making it a lovely reading spot, play-area or home gym. The southern facing garden itself has been recently patioed offering a modern, low maintenance outdoor area perfect for hosting in the summer months. At the end of the garden there is a fully kitted out guesthouse complete with new kitchen, sleeping area and new bathroom, ideal for extra space for guests.





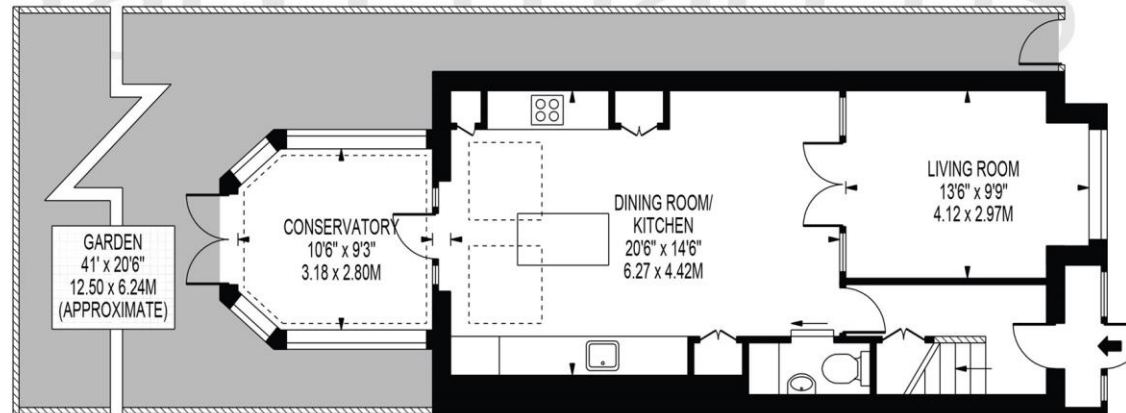
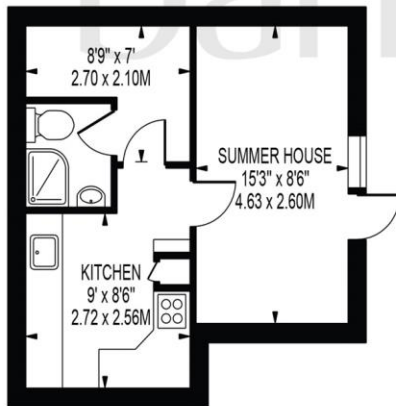
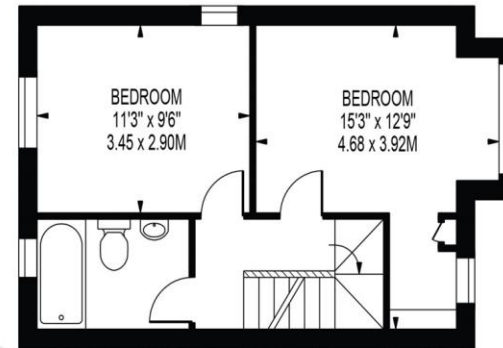
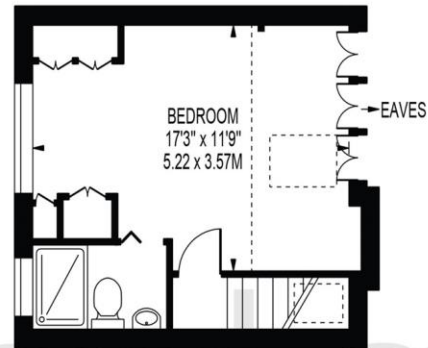
## WORSLADE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1247 SQ FT - 115.83 SQ M

(INCLUDING RESTRICTED HEIGHT AREA & EXCLUDING OUTBUILDING)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 68 SQ FT - 6.28 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING: 291 SQ FT - 27.08 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.

**Welcome to**

## **Worslade Road, London**

- 3 Double bedrooms
- 2 bathrooms/ utility and downstairs W.C.
- Electric Vehicle Charger
- Air Conditioning on ground floor
- Southern facing garden.

Tenure: Freehold EPC Rating: C

offers over

**£950,000**



**view this property online** [barnardmarcus.co.uk/Property/TTG108326](https://barnardmarcus.co.uk/Property/TTG108326)



Property Ref:  
TTG108326 - 0013

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Please note the marker reflects the  
postcode not the actual property