



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 side gate 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.



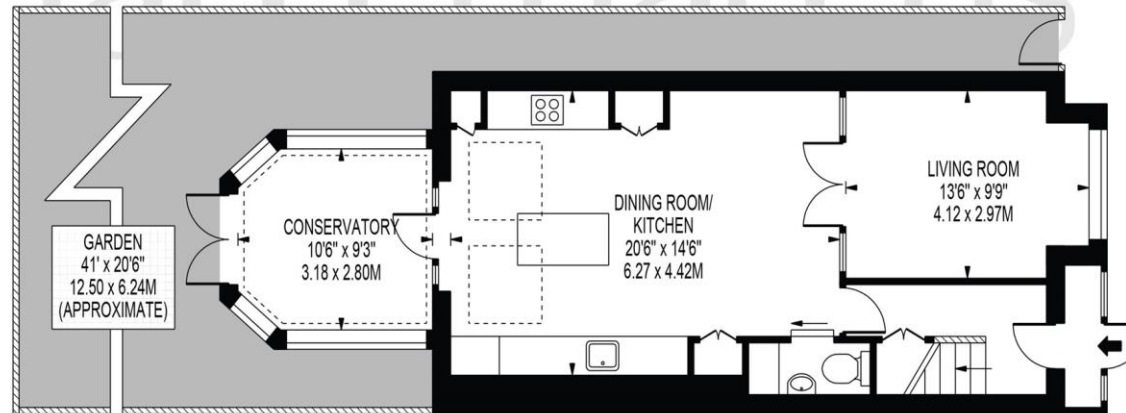
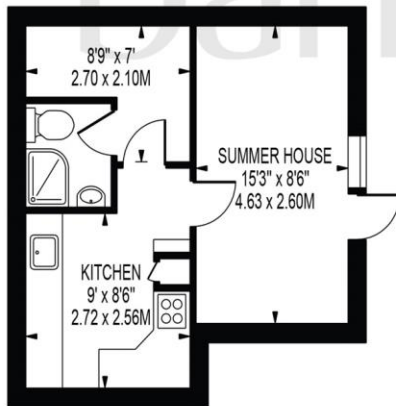
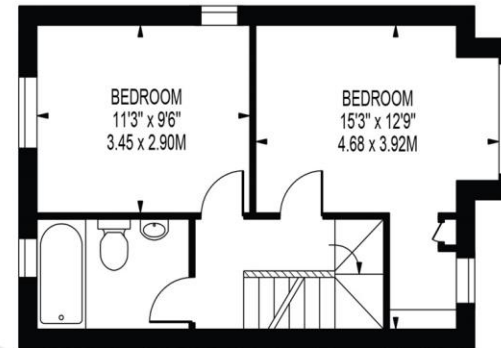
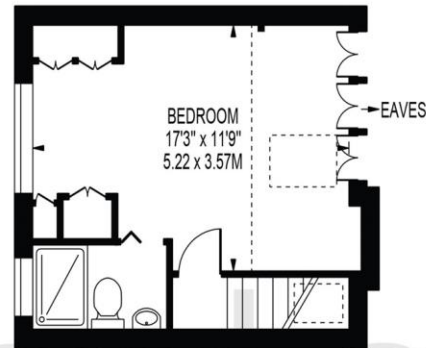
WORSLADE ROAD

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
Council Tax Band: D

£900,000



view this property online barnardmarcus.co.uk/Property/TTG108326



Property Ref:
TTG108326 - 0022

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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Please note the marker reflects the
postcode not the actual property