

## Santos Road, London, SW18

A 1,356 SQ FT Victorian, three-bedroomed, semi-detached family home, unextended, retaining many original features with a generous 46 FT West facing garden. The ground floor comprises reception room, dining room with French doors to the garden, downstairs WC and kitchen with doors leading to the rear garden. The upper floor consists of three bedrooms and a family bathroom. The property offers an incoming buyer fantastic potential to extend into the side return and the loft subject to planning. Santos Road is within easy walking distance to both Putney and Wandsworth Town mainline stations as well as East Putney tube station. Southside shopping centre is also conveniently nearby with its superb range of shops, gyms, bars and restaurants. The green open space of Wandsworth Park and King George's Park with its landscaped gardens, playgrounds, playing fields and tennis courts are just a stone's throw away. This property is being sold chain free.



Ref:      Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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- SEMI-DETACHED VICTORIAN FREEHOLD HOUSE
- RECEPTION ROOM
- KITCHEN BREAKFAST ROOM
- TWO FURTHER GUEST BEDROOMS
- 46 FT WEST FACING GARDEN WITH SIDE ACCESS
- 1,356 SQ FT
- DINING ROOM
- MASTER BEDROOM
- FAMILY BATHROOM
- CHAIN FREE

Guide Price  
**£1,250,000**  
 Under Offer (SSTC)



**DISCLAIMER**•These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own professional advice.  
 •All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.  
 •All measurements are approximate.

