



## Rossiter Road, SW12

£1,800,000

A rarely available semi-detached house offering in excess of 2500sqft of living space with a large south facing garden and still scope to extend (STPP).

- Five Double Bedrooms
- Three Bathrooms
- Modern Fitted Kitchen
- South Facing Garden
- Central Balham Location
- No Onward Chain

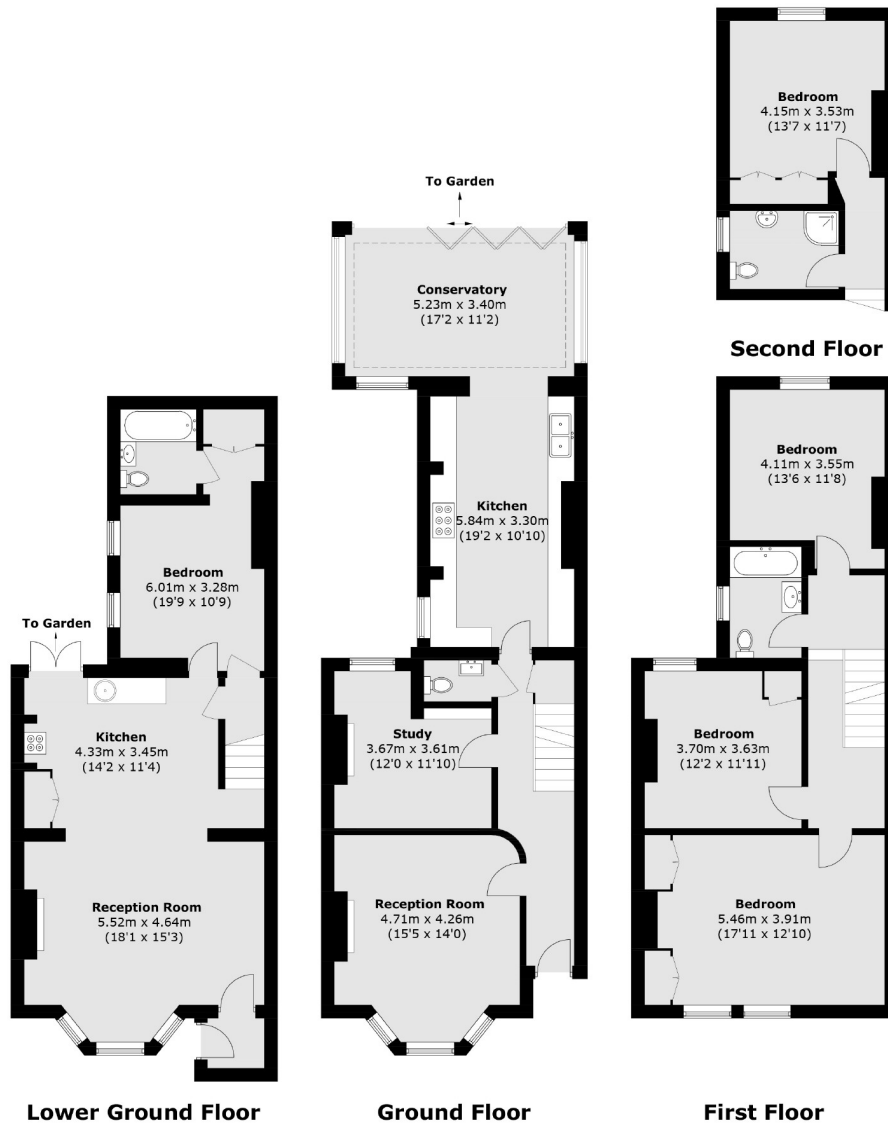


This superb property has two reception rooms on the ground floor as well as an extended kitchen/breakfast room to the rear with bifolding doors leading out to a private garden. The first floor has three double bedrooms and a bathroom and there is another double bedroom and bathroom on the second floor. The basement has been converted to create an additional space which could be used as a separate living area, particularly useful for guests. There is also a further double bedroom and bathroom on this floor.

Rossiter Road is located in the heart of central Balham and is in close proximity to Balham mainline and underground stations and just 0.1 mile from Henry Cavendish primary school (rated outstanding). There are a host of amenities local to the area, including many shops, bars, restaurants and supermarkets. The green open spaces of Tooting Bec Common are just moments away at the bottom of Cavendish Road.







Total area (approx.): 235.6 sq. m (2,535.8 sq. ft)

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