



FERNLEA ROAD, SW12

£1,600,000

- Five Double Bedrooms
- Two Bathrooms
- Cloakroom
- South Facing Garden
- Garden Home Office
- EPC: C







## ABOUT THE HOME

A beautiful Victorian five bedroom semi detached home, perfectly positioned for access to train/tube stations, Tooting Bec Common and local high street amenities.

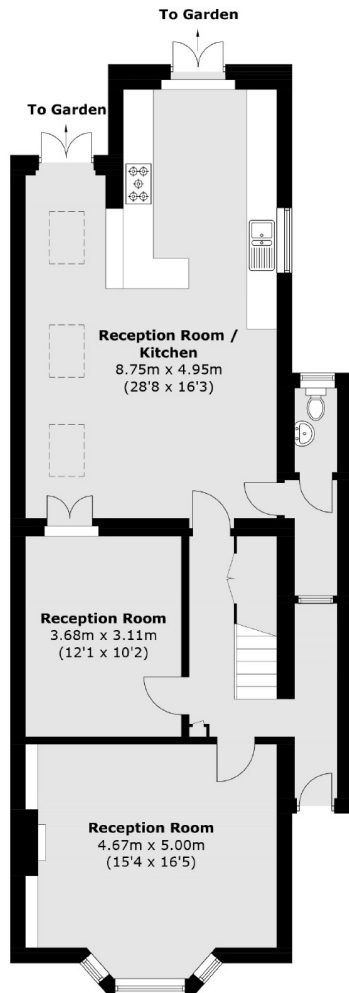
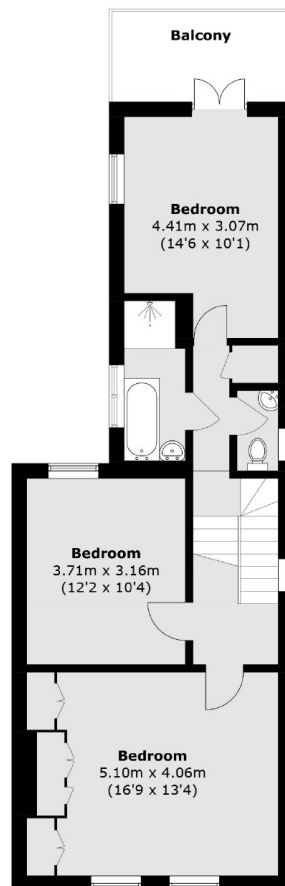
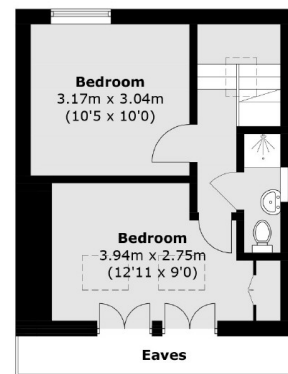
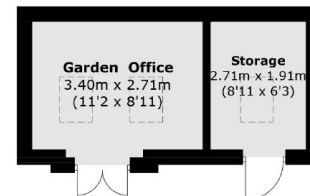
This property features two receptions, cloakroom and an extended kitchen diner leading to a south facing garden complete with garden home office. All five bedrooms are doubles, and the property benefits from two bathrooms as well as a first floor roof terrace overlooking the garden.

Located on Fernlea Road the property is conveniently located for Balham Station and all of the independent shops, cafés, bars, pubs and restaurants on offer. As well as having Tooting Bec Common located at the end of the road there are several outstanding state schools nearby.








**Ground Floor**

**First Floor**

**Second Floor**

**Ground Floor**

Total area (approx.): 185.4 sq. m (1992.3 sq. ft)  
(Excluding Eaves)  
Outbuilding: 14.5 sq. m (156.1 sq. ft)  
Balcony: 6.4 sq. m (68.8 sq. ft)

### JACKSONS BALHAM

8-11 Balham Station Road,  
London, SW12 9SG  
Sales: 020 8675 6555  
Lettings: 020 8675 6565

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