



GARRATT LANE, SW17

£675,000

- Freehold House
- Two Double Bedrooms
- Private Garden

- Open Plan Kitchen/Dining
- Sought After Location
- Chain Free





ABOUT THE HOME

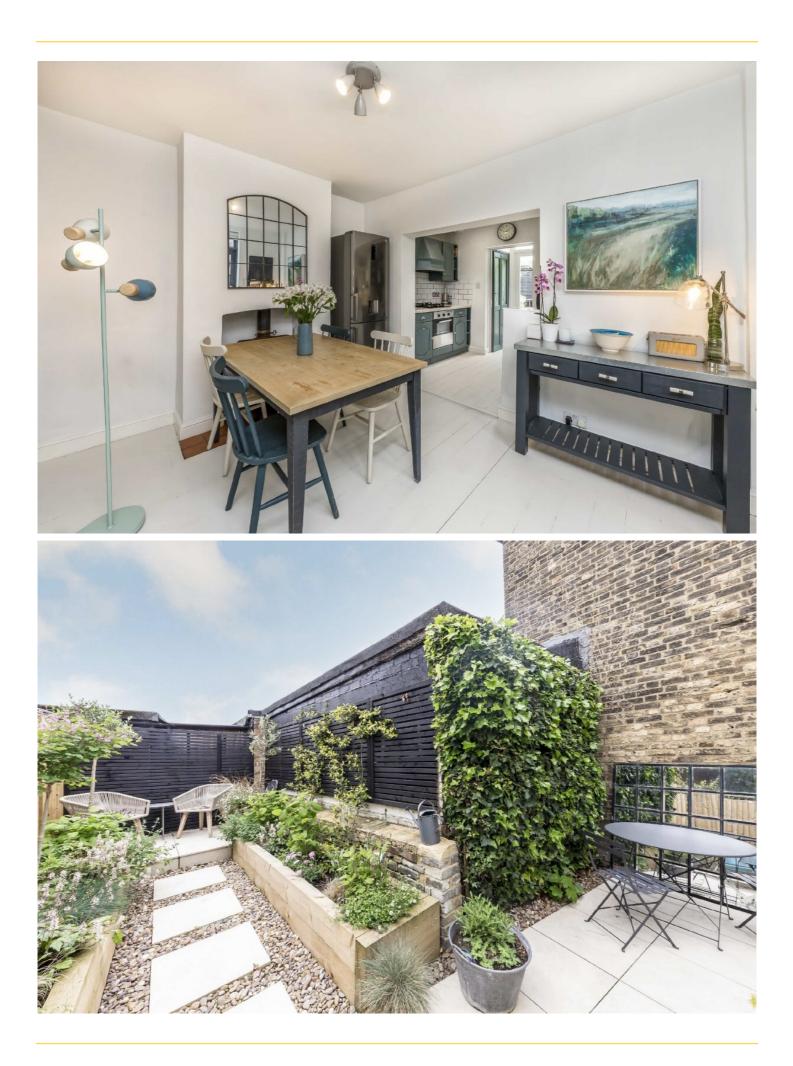
A beautifully presented freehold house with impressive open plan kitchen, dining room and separate reception room. The property also benefits from a private secluded garden.

Accommodation comprises; beautifully presented reception room to the front with a feature fireplace, to the rear is a generous and wonderfully presented modern kitchen open plan to a dining room with useful storage under the stairs. This offers a wonderful entertaining space with dual access onto a private secluded garden. On the first floor there are two wellproportioned double bedrooms and a modern family bathroom. The property has been decorated to a beautiful standard throughout whilst retaining many period features.

The property is situated in a highly sought after location on Garratt Lane being 0.3 mile of Earlsfield's mainline station which offers quick access to Clapham Junction, London Waterloo and Wimbledon stations. The location is very well served by excellent transport links, restaurants, bars, leisure and shopping facilities all within walking distance of the property.







To Garden 1 $\begin{array}{c} \Phi \Phi \\ \Phi \Phi \end{array}$ Kitchen / **Dining Room** 5.60m x 3.63m **Bedroom** (18'4 x 11'11) То 3.02m x 2.47m Garden (9'11 x 8'1) **Reception Room Bedroom** 3.66m x 3.34m 4.28m x 3.66m $(12'0 \times 10'11)$ (14'1 x 12'0)

Ground Floor

First Floor

Total area (approx.): 69.7 sq. m (750.2 sq. ft)

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