



GROOM CRESCENT, SW18

£1,200,000

- Four bedrooms
- Garden office
- Beautiful condition
- Off street parking
- Sought after location
- Energy rating: C





## ABOUT THE HOME

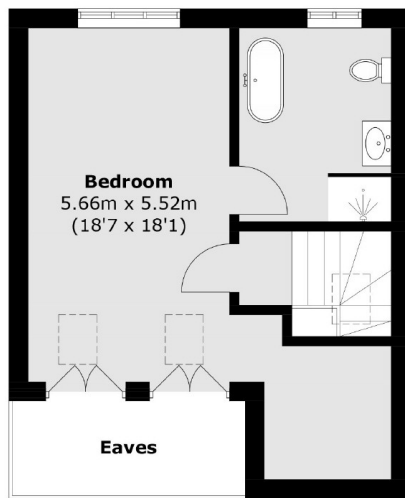
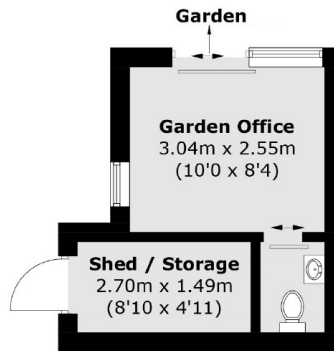
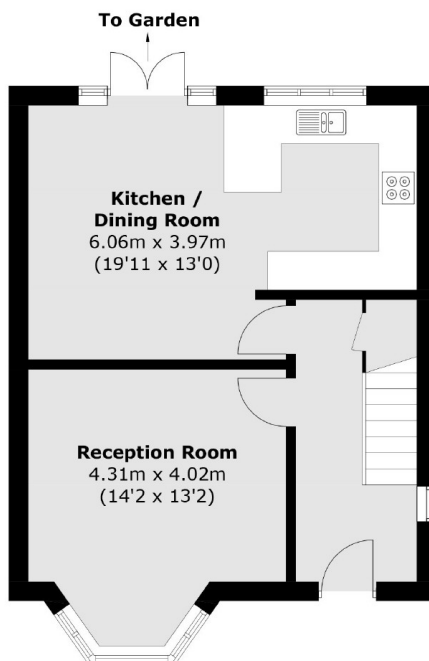
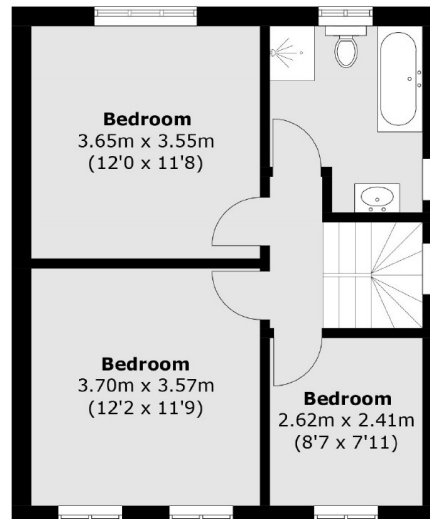
A beautiful example of a semi-detached family home benefitting from an impressive garden and heaps of natural light throughout. The property is situated in a quiet residential area opposite a well-maintained green.

On the ground floor, there is a spacious reception room as well as a bright open-plan kitchen / dining room. This leads on to the beautiful, extremely private southwest-facing garden which features a spacious garden office and WC. The first and second floors host four bedrooms and two modern bathrooms, one of which is an en-suite for the impressive principal bedroom.

Groom Crescent is a quiet, private residential road which is found off Heathfield Road. The Crescent surrounds an open green space, fantastic for families, dog-owners and other local residents. The property is in easy reach of Earlsfield, Wandsworth Common, and Clapham Junction's mainline railway stations, as well as Garratt Lane's shops, restaurants and wine bars. The green open spaces of Wandsworth Common are close by and the property is well-situated for highly regarded state and private schools.






**Second Floor**

**(Not Shown In Actual  
Location / Orientation)**

**Ground Floor**

**First Floor**

Total area (approx.): 127.3 sq. m (1,370.2 sq. ft)  
Outbuilding: 14.0 sq. m (150.7 sq. ft)  
(Excluding Eaves)

**JACKSONS EARLSFIELD**

372-374 Garratt Lane,  
Earlsfield, London, SW18 4ES  
Sales: 020 8971 7979  
Lettings: 020 8971 7070

Energy Rating: C We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.