







BIRCHLANDS AVENUE

London SW12



A beautifully balanced semi-detached home with off-street parking and landscaped garden in the ever-popular Nightingale Triangle.

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Local Authority: London Borough of Wandsworth
Council Tax band: F
Tenure: Freehold
Guide price: £2,500,000

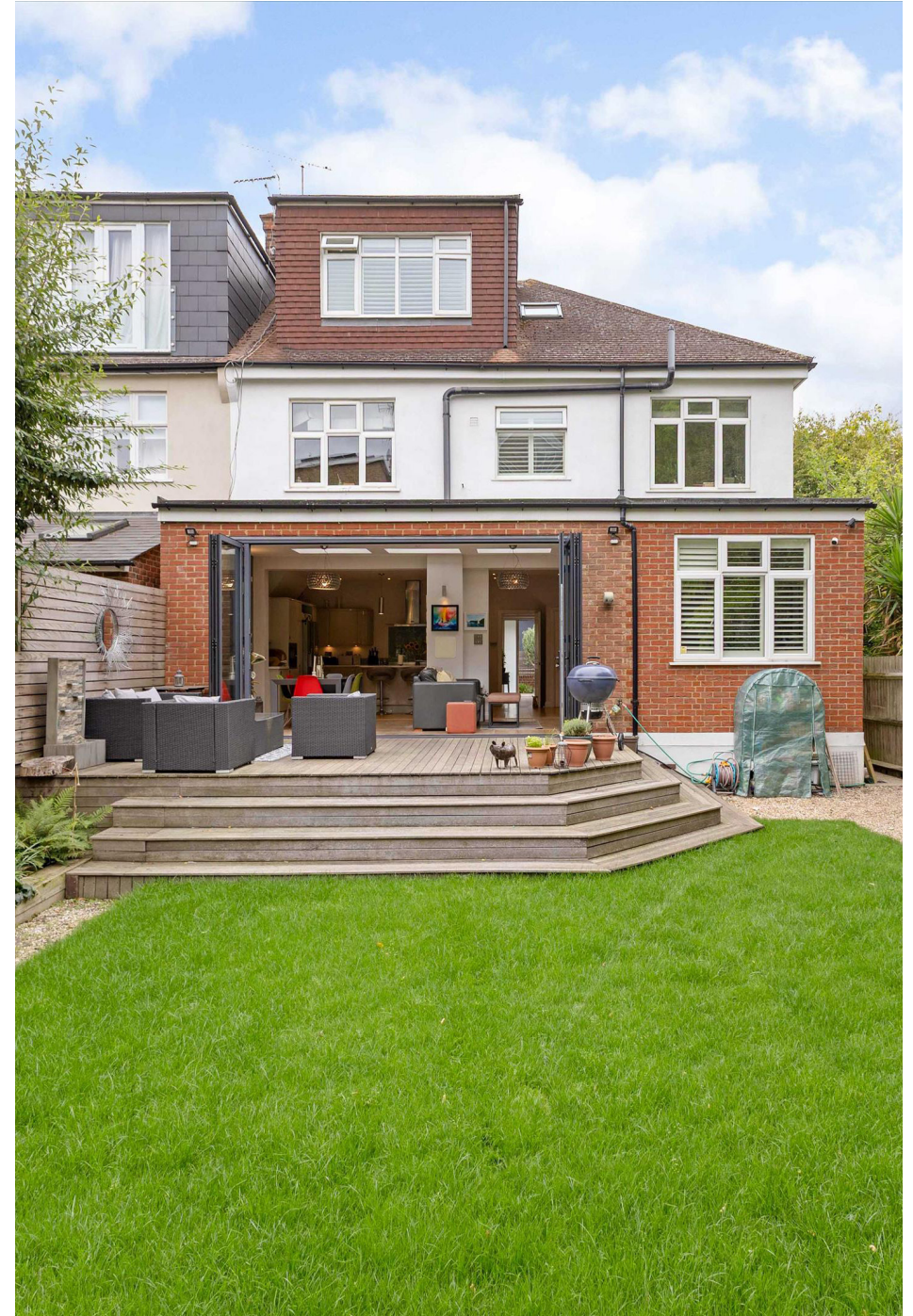


An exceptional five-bedroom family home of approximately 2,402 sq ft, arranged over three floors and beautifully extended and refurbished by the current owners. The property also benefits from the rare advantage of off-street parking.

The ground floor features a bright sitting room with bay window and fireplace, a generous study, and an expansive open-plan kitchen/dining room with bi-fold doors to the garden. A utility, cloakroom and additional study/snug complete the level.

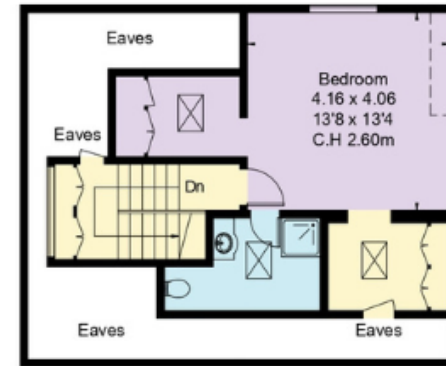
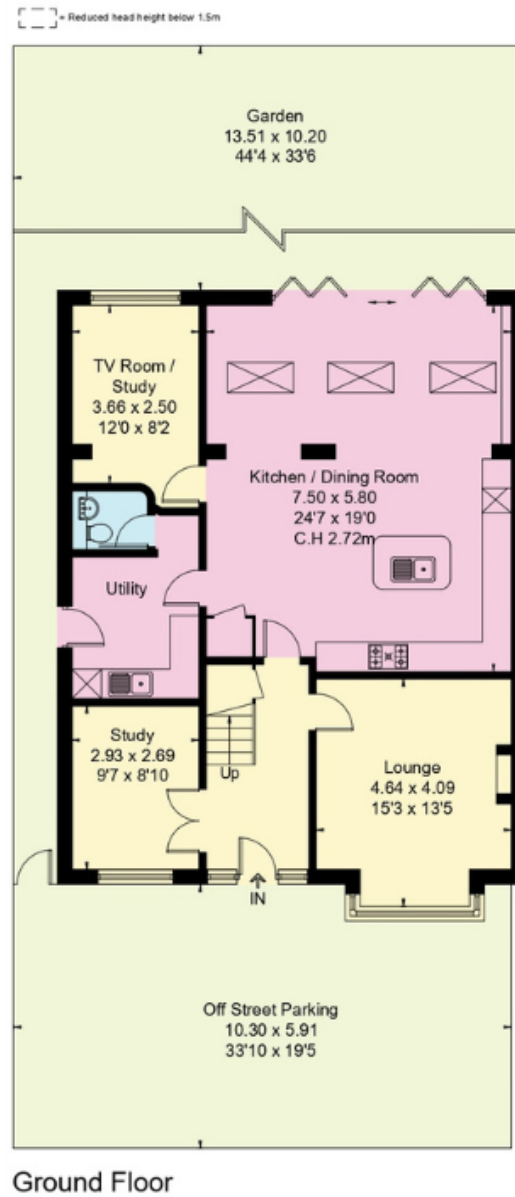
Upstairs offers four double bedrooms with excellent storage and two family bathrooms, while the top floor is dedicated to the principal suite with dressing areas, en-suite and eaves storage.

Externally, the home enjoys a sunny front garden with off-street parking and a landscaped rear garden with decking and lawn, ideal for family living and entertaining.

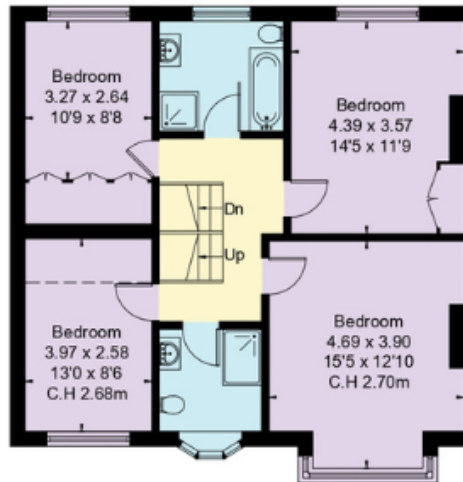








Second Floor



First Floor

(Including Basement / Loft Room)
 Approximate Gross Internal Area = 223.15 sq m / 2,402 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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