



BEECHCROFT ROAD

London SW17



IMPRESSIVE MODERN FAMILY HOME

A modern family home with off-road parking and private south-facing garden.



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EPC

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Local Authority: London Borough of Wandsworth

Council Tax band: G

Tenure: Freehold

Guide price: £1,325,000



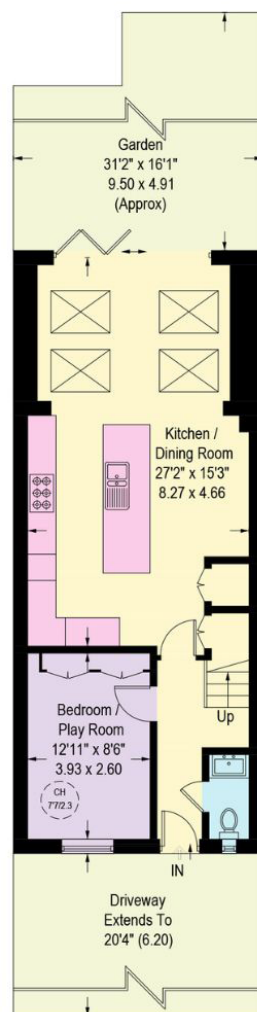
OFF-ROAD PARKING & PRIVATE SOUTH-FACING GARDEN

Conveniently positioned on Beechcroft Road, close to Wandsworth Common and Tooting Bec, is this well-balanced and flexible five bedroom family home. Set back from the road and fronted by off-road parking with a stone path leading to the entrance, the welcoming reception hall provides an immediate view through to the rear garden and leads through to the open-plan kitchen/dining/family room. A generous space measuring approximately 8.27m x 4.66m, benefitting from ample natural light due to the southerly orientation. The modern kitchen is well-equipped with a range of wall and base units, integrated Miele appliances, gas hob with extractor above and central island with 1 1/2 bowl sink. There is plenty of space for a generous dining table and bi-fold doors open up to provide a seamless flow out to the south-facing garden. Completing the ground floor accommodation is a play room/bedroom 5 at the front elevation and useful WC.

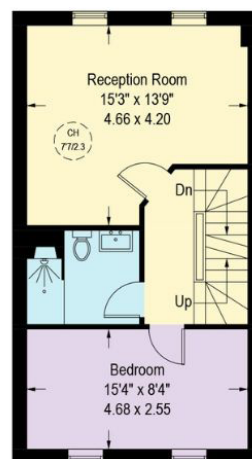






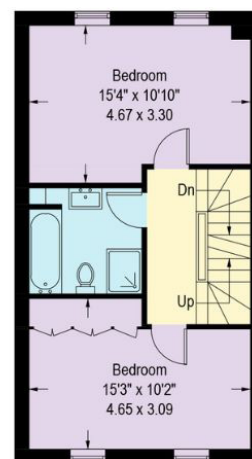


Ground Floor

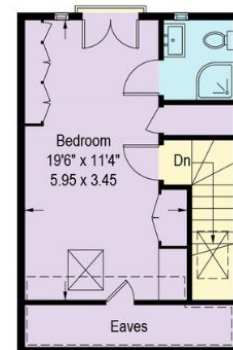


First Floor

 = Reduced headroom below 1.5m / 5'0"



Second Floor



Third Floor

Approximate Gross Internal Area = 171.6 sq m / 1847 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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